

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: **Regular Meeting**
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, February 25, 2014**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- February 11, 2014 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and possible vote on a Site Plan Review for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First Street and Chestnut Street. (A five story building with 9,158 sq. ft. of retail and restaurant space on the first floor and 32 residential units on the upper floors and 94 parking spaces) *(P14-03)
- B. Consideration and possible vote on a minor subdivision for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First Street & Chestnut Street. (1 new lot) *(P14-04)

4. NEW BUSINESS

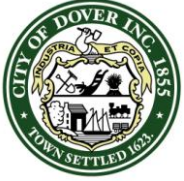
- A. Consideration and acceptance of a Conditional Use Permit for reduced parking for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First St. & Chestnut St. *(P14-10)
- B. Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-D(2) for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First St. & Chestnut St. (Relief from side build to line for building, frontage buildout and lot coverage) *(P14-11)
- C. Consideration and acceptance of a Conditional Use Permit for Susan Niedoroda (Owner: Russell T. & Frances V. Browne Living Revocable Trust of 1999), Assessor's Map A, Lot 23-2-1, zoned R-40, located on Blackwater Road. Proposal is to construct a 12-foot wide asphalt driveway to access a building lot in Somersworth. The work would fill 990 sq. ft. of wetlands and impact 6,870 sq. ft. within the 50-foot wetlands buffer. *(P13-58)
- D. Consideration and acceptance of an Open Space Subdivision for Tuck Realty Corp., (Owner: Paul & Maria Rouillard Revocable Trust), Assessor's Map G, Lot 36, zoned R-40, located at 4 Old Stage Road. (1 existing lot subdivided into 9 total lots) *(P14-01)
- E. Consideration and acceptance of a Citizen's Petition for a Zoning Amendment for White Dove Properties, LLC, Assessor's Map 20, Lots 33, 34, 35, 35-1, 35-2, 36, 37, 40, 41 & 42, located on Hanson, George & Sonnett Streets. (rezone 2.2 acres of land from Urban Density Multi-residential District (RM-U) to Central Business District-Residential (CBD-R) *(P14-05)
- F. Consideration and acceptance of a Conditional Use Permit for McEaney Survey Associates, Inc., (Owner: Susan McCooney Drady), Assessor's Map 8, Lot 34, zoned R-20, located at 9 Wentworth Terrace. Proposal is to replace a concrete rubble sea wall with a dry stone retaining wall, within the Conservation District adjacent to the Piscataqua River. The retaining wall is 436 sq. ft. and the area of fill behind the wall is 680 sq. ft. *(P14-06)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at www.dover.nh.gov/planhome.html. Follow us on Twitter @DoverNHPlanning and find us on Facebook at www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-03

Application Type: Site Plan Review
Applicant: First Street at Garrison, LLC
Owner: City of Dover
Location: First Street and Chestnut Street (Assessor's Map 6, Lot 3)

INTENT: Site review for the construction of a 45,670 sq. ft. 5-story mixed use building with 9,158 sq. ft. of restaurant space on the first floor and 32 multi-family residential units on the upper floors and 94 parking spaces.

LOTS/UNITS PROPOSED: 32 multi-family units

AGENDA ITEM #: 3-A

ACREAGE: 1.4 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Municipal parking lot

PROPOSED LAND USE: 32 multi-family units, restaurant, retail space

SURROUNDING LAND USE: Multi-family residential, retail, office and commercial

ZBA ACTION: None

ATTACHMENTS: Site plan, application materials

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the 2/11/14 meeting

PERMITS REQUIRED:

- City of Dover Conditional Use Permit per Chapter 170-20-D-2

WAIVERS REQUESTED:

- Waiver to Chapter 149-13-A-18, the requirement to submit a fiscal impact analysis

Summary of Request and Background

The applicant has applied to redevelop the First Street parking lot by constructing a five story mixed use building with 94 parking spaces.

The applicant appeared before the Technical Review Committee on January 30, 2014. The Planning Board accepted the application on February 11, 2014 and tabled the application.

Consistency with Land Use Regulations

Chapter 149-4-A of the Site Review Regulations of the City Code provides for site review approval for the construction of new structures. This project is located in the Central Business District (CBD) - General, which allows retail, restaurants, and multi-family housing units. New buildings should follow the pattern of existing development. This plan is consistent with those requirements.

Waiver Request

The applicant requests a waiver to Chapter 149-13-A-18, the requirement to submit a fiscal impact analysis.

The Planning Department supports the granting of the requested waiver because all of the items required in a fiscal impact analysis are covered by the signed Land Disposition Agreement.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board remove the application from the table and vote to approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the surveyor's and engineer's stamp and signatures to the appropriate sheets.
4. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
5. The applicant shall prepare a Standard Traffic Impact Analysis and Assessment that complies with Chapter 149-13-A-20.
6. The applicant shall prepare a landscape plan that complies with Chapter 149-13-A-12 and Chapter 170-20(E).
7. The applicant shall prepare a lighting plan that complies with Chapter 149-14-E.
8. The approval includes the granting of the waiver requested for the reasons stated by staff. The Board finds that the criteria of Chapter 149-19.A have been met.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-03

Application Type:	Site Plan Review
Applicant:	First Street at Garrison, LLC
Owner:	City of Dover
Location:	First Street and Chestnut Street (Assessor's Map 6, Lot 3)

9. The applicant shall prepare a detailed plan depicting the proposed public improvements, with a minimum value of \$90,000 for phase 1, in accordance with Section 6.05 of the Land Development Agreement, as revised. The plan shall also document the maintenance, operation, repair and replacement of said improvements.
10. The applicant shall revise the plan to add a note indicating that any additional improvements proposed in the river will require separate Conditional Use Permits and state permits.
11. The applicant shall revise sheet #5 to add details of how the phase 2 parking lot will be improved.
12. The applicant shall revise the plan to show the snow melting infrastructure to be installed within the parking spaces.

Conditions to Be Met Prior to Any Construction Activity:

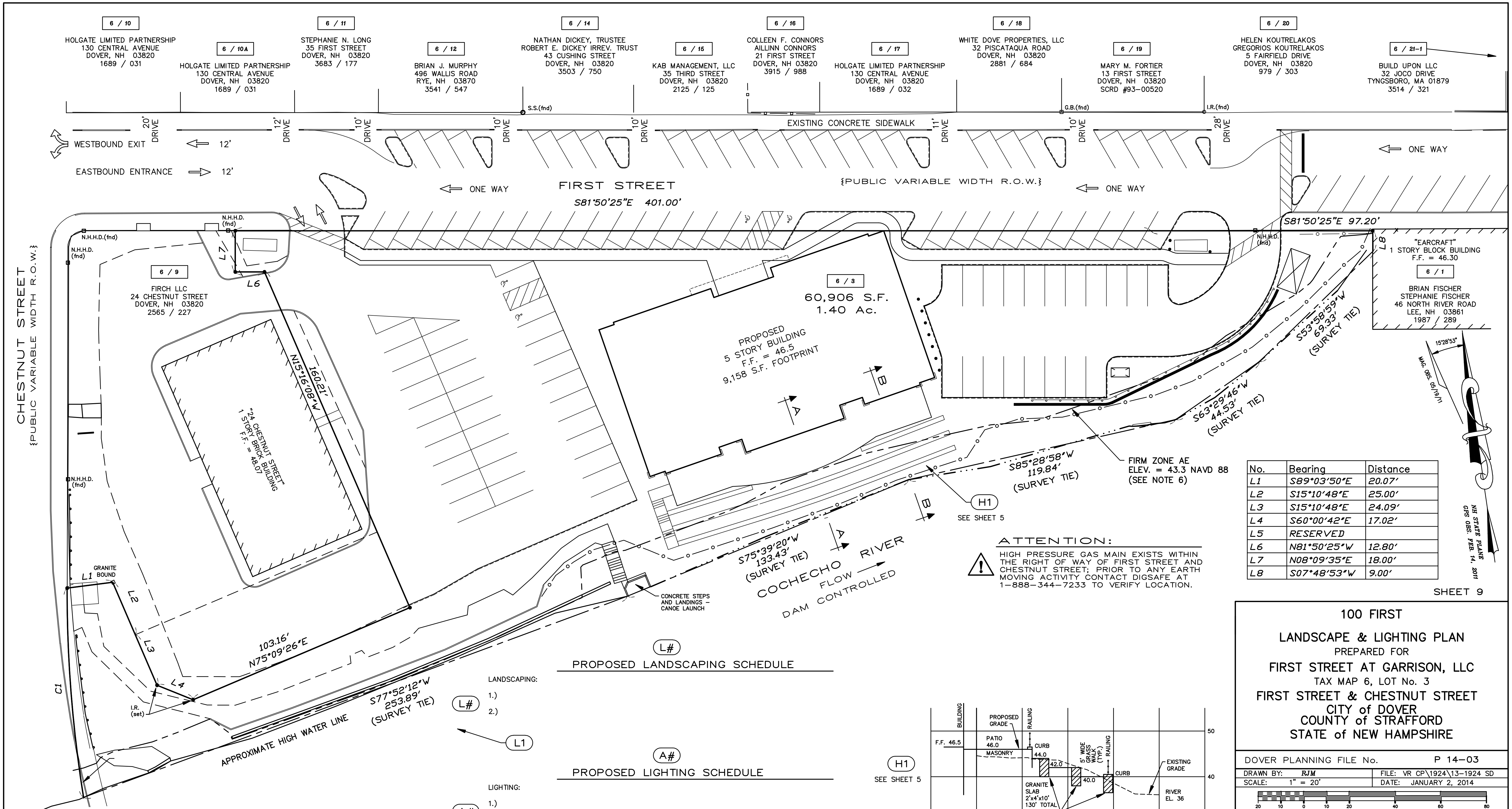
13. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

Conditions to Be Met Prior to Issuance of a Building Permit:

14. Any new non-residential use and new dwelling units shall pay the current impact fees in place at the time of building permit application.
15. Any new non-residential use and new dwelling units shall be assessed the current water/sewer investment fees in place at the time of application for water/sewer service.

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

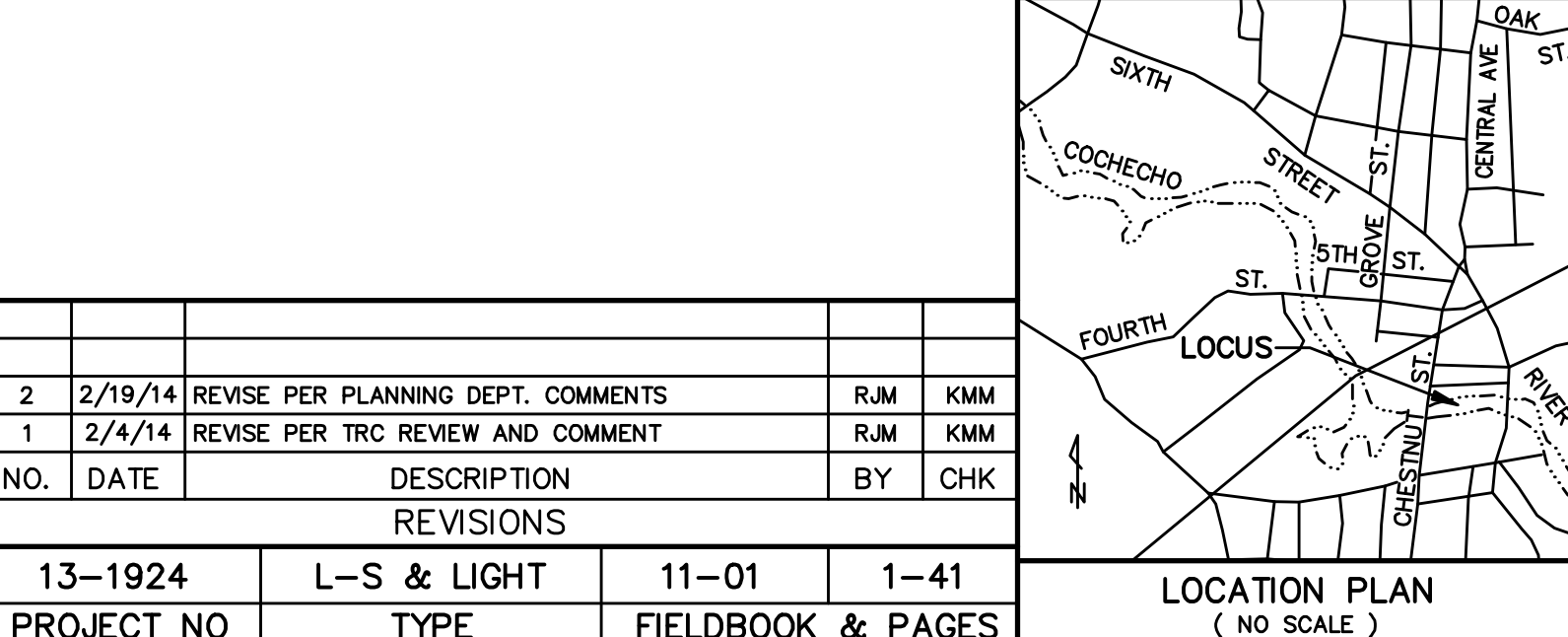
16. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work, including any public improvements as outlined in the Land Development Agreement, as revised.



No.	Bearing	Distance
L1	S89°03'50"E	20.07'
L2	S15°10'48"E	25.00'
L3	S15°10'48"E	24.09'
L4	S60°00'42"E	17.02'
L5	RESERVED	
L6	N81°50'25"W	12.80'
L7	N08°09'35"E	18.00'
L8	S07°48'53"W	9.00'

ATTENTION:
 HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF FIRST STREET AND CHESTNUT STREET; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	09°12'55"	572.00	92.00	91.90	N03°40'20"E



NO.	DATE	DESCRIPTION	BY	CHK
2	2/19/14	REVISE PER PLANNING DEPT. COMMENTS	RJM	KMM
1	2/4/14	REVISE PER TRC REVIEW AND COMMENT	RJM	KMM

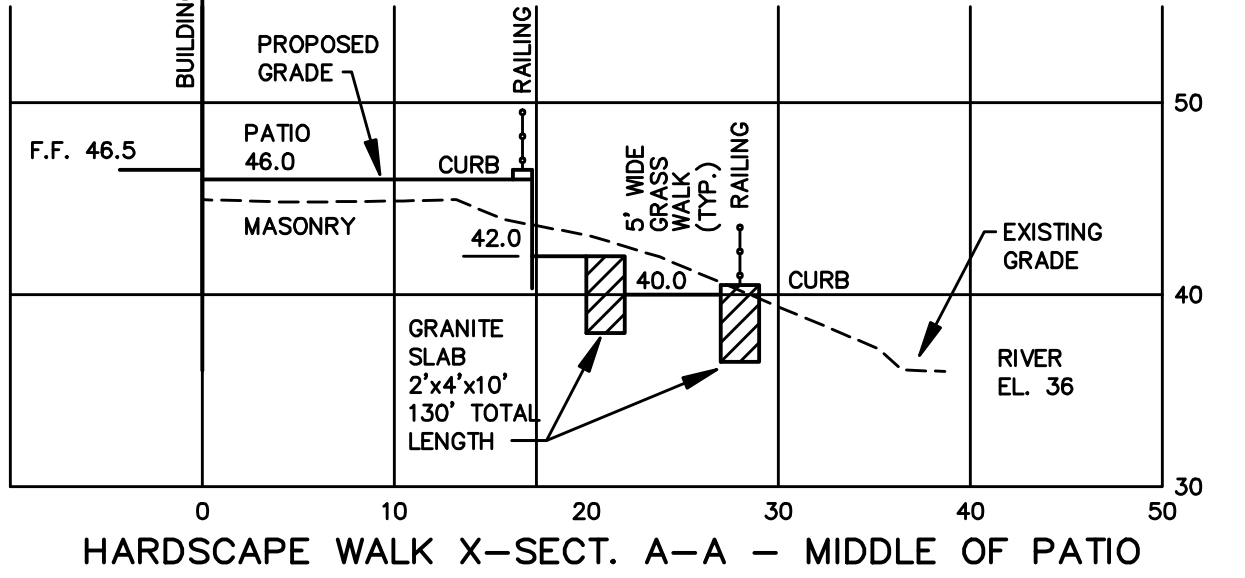
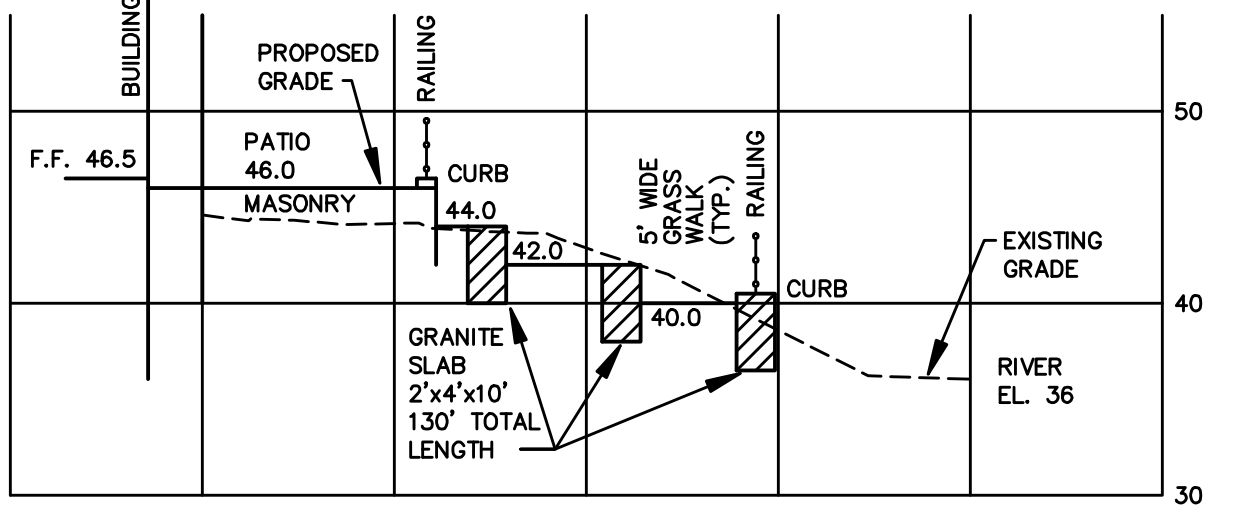
PROJECT NO	TYPE	FIELDBOOK & PAGES
13-1924	L-S & LIGHT	11-01 1-41

- LANDSCAPING:
- 1.)
 - 2.)
- LIGHTING:
- 1.)
 - 2.)
- HARDSCAPE:
- 1.) SEE SHEET 5 FOR INSTALLATION INFORMATION
 - 2.)

PROPOSED LANDSCAPING SCHEDULE

PROPOSED LIGHTING SCHEDULE

PROPOSED HARDSCAPING SCHEDULE



100 FIRST
 LANDSCAPE & LIGHTING PLAN
 PREPARED FOR
 FIRST STREET AT GARRISON, LLC
 TAX MAP 6, LOT No. 3
 FIRST STREET & CHESTNUT STREET
 CITY of DOVER
 COUNTY of STRAFFORD
 STATE of NEW HAMPSHIRE

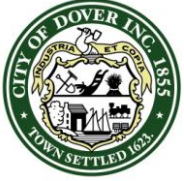
DOVER PLANNING FILE No. P 14-03
 DRAWN BY: RJM FILE: VR CP\1924\13-1924 SD
 SCALE: 1" = 20' DATE: JANUARY 2, 2014

McEneaney Survey Associates
 P.O. Box 681 - 24 Chestnut Street
 Dover, NH 03820 (603) 742-0911
 SURVEYING - PLANNING - CONSULTING

civilworks
 engineers • surveyors
 P.O. Box 1166
 Dover, NH 603-749-0443



terra firma
landscape architecture



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-04

Application Type: Minor Subdivision
Applicant: First Street at Garrison, LLC
Owner: City of Dover
Location: First Street and Chestnut Street (Assessor's Map 6, Lot 3)

INTENT: To subdivide an existing lot on First Street into two lots. The lots would be served by municipal water and sewer. One lot would be 0.75 acres and the second lot would be 0.65 acres.

LOTS/UNITS PROPOSED: One additional lot.

AGENDA ITEM #: 3-B

ACREAGE: 1.4 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Municipal parking lot

PROPOSED LAND USE: 32 multi-family units, restaurant, retail space

SURROUNDING LAND USE: Multi-family residential, retail, office and commercial

ZBA ACTION: None

ATTACHMENTS: Subdivision plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for the 2/11/14 meeting

PERMITS REQUIRED:

- City of Dover Conditional Use Permit per Chapter 170-20-D-2

WAIVERS REQUESTED:

- Waiver to Chapter 149-13-A-18, the requirement to submit a fiscal impact analysis

Summary of Request and Background

The applicant has submitted plans to subdivide an existing lot into two lots for redevelopment purposes.

The Planning Board accepted the application on February 11, 2014 and tabled the application.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. The plan is consistent with the purpose of the Central Business District, which is to provide for the redevelopment of property with retail and commercial activity and residential on upper floors. New buildings should follow the pattern of existing development. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board remove the application from the table and vote to approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-10

Application Type: Conditional Use Permit for Reduced Parking
Applicant: First Street at Garrison, LLC
Owner: City of Dover
Location: First Street and Chestnut Street (Assessor's Map 6, Lot 3)

INTENT: To obtain a Conditional Use Permit to allow for a reduction in the number of required parking spaces from 164 to 94 based on the proposed 32 multi-family dwelling units and 200-seat restaurant.

LOTS/UNITS PROPOSED: One additional lot and 32 multi-family units.

AGENDA ITEM #: 4-A

ACREAGE: 1.4 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Municipal parking lot

PROPOSED LAND USE: 32 multi-family units and 200-seat restaurant

SURROUNDING LAND USE: Multi-family residential, retail, office and commercial

ZBA ACTION: N/A

ATTACHMENTS: Conditional Use Permit application and narrative

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED:

- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has applied for a Conditional Use Permit per Chapter 170-44-I, to reduce the number of parking spaces from the 164 required to 94 parking spaces.

Consistency with Land Use Regulations

The Off-Street Parking and Loading ordinance provides for a Conditional Use Permit to allow a reduction in the number of required parking spaces provided the applicant submits an analysis justifying the request.

The applicant has submitted a narrative justifying the request due to the mixed use nature of the proposed uses and the location of the property in an urban setting, which will mean that many restaurant patrons will be pedestrians.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application and approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The Site Plan (P14-03) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

Office Use Only	Project #:	<u>X14-10</u>	Date Received:	RECEIVED FEB 12 2014 By _____
	Amount Paid:	_____	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: FIRST STREET AT GARRISON LLC Telephone # 742-0911

Address of Applicant: 24 CHESTNUT STREET DOVER NH 03820

E-Mail Address: Kevin@sunrlynh.com

Name of Property Owner (if different from applicant): CITY OF DOVER Telephone # 516-6008

Address of Property Owner: 288 CENTRAL AVE. DOVER NH 03820

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 3

Zoning District(s) CBD Overlay District(s) _____

Existing Use of Property: PARKING LOT

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Conservation District | <input type="checkbox"/> RCM Use Overlay District | <input type="checkbox"/> I-1 District Uses |
| <input type="checkbox"/> Groundwater Protection | <input checked="" type="checkbox"/> Off-Street Parking and Loading | |
| <input type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Wetland Protection | |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

SEE ATTACHED NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

Name of Professional That Prepared Plans: MCENEANEY SURVEY ASSOCIATES INC

Address 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911

Professional License #: NH LLS 661 E-mail address: Kevin@surveynh.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: _____

Signature of Applicant (if different from owner): [Handwritten Signature] Date: 2/12/14

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

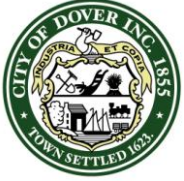
Signature of Property Owner: _____ Date: _____

02051-000000	PETER & PAULA GEORGAKILAS LIVING REV. TRUST	PETER & PAULA GEORGAKILAS, TRUSTEES	62 SILVER STREET	DOVER	NH 03820
02052-000000	INNATE, LLC		1 WALDRON COURT	DOVER	NH 03820
02054-000000	COACHECO PARK PRESERVATION ASSOCIATES	C/O PRESERVATION HOUSING MANAGEMENT	3100 BROADWAY, SUITE #1234	KANSAS CITY	MO 64111
06001-000000	BRIAN & STEPHANIE FISCHER		46 NORTH RIVER ROAD	LEE	NH 03824
06009-000000	FIRCH, LLC		24 CHESTNUT STREET	DOVER	NH 03820
06010-000000	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH 03820
06010-A00000	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH 03820
06011-000000	STEPHANIE N. LONG		35 FIRST STREET	DOVER	NH 03820
06012-000000	BRIAN J. MURPHY		496 WALLIS ROAD	RYE	NH 03870
06014-000000	ROBERT E. DICKEY IRREVOCABLE TRUST	ROBERT E. DICKEY, TRUSTEE	43 CUSHING STREET	DOVER	NH 03820
06015-000000	KAB REALTY MANAGEMENT, LLC		35 THIRD STREET	DOVER	NH 03820
06016-000000	COLLEEN F. & AILINN CONNORS		21 FIRST STREET	DOVER	NH 03820
06017-000000	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH 03820
06018-000000	WHITE DOVE PROPERTIES, LLC		32 PISCATAQUA ROAD	DOVER	NH 03820
06019-000000	MARY M. FORTIER		13 FIRST STREET	DOVER	NH 03820
06020-000000	HELEN KOUTRELAKOS		5 FAIRFIELD DRIVE	DOVER	NH 03820
06021-001000	BUILD UPON, LLC		32 JOCO DRIVE	TYNGSBORO	MA 01879
06021-002000	MARKER 21 HOLDINGS, LLC		163 CENTRAL AVENUE	DOVER	NH 03820
06021-003000	CARTELLI'S, LLC		446 CENTRAL AVENUE	DOVER	NH 03820
06021-A00000	PETER & JOAN HENRY		454 CENTRAL AVENUE	DOVER	NH 03820
06022-000000	WEST CONCORD INVESTMENTS, LLC		4 WEST CONCORD STREET	DOVER	NH 03820
06024-000000	DAVID R. & STACEY L. CAMIRE		P. O. BOX 724	SOMERSWORTH	NH 03878
06025-000000	DAVID R. & STACEY L. CAMIRE		P. O. BOX 724	SOMERSWORTH	NH 03878
06026-000000	JEAN FIELD		24 SECOND STREET	DOVER	NH 03820
06027-000000	HOA K. NGUYEN		272 LITA LANE	NEWMARKET	NH 03857
06028-000000	RICHARD SCHREUER	NANCY DOYLE	234 ECHO COVE ROAD	SOUTH HAMILTON	MA 01982
06029-000000	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH 03820
31005-000000	HARLECH, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH 03801
31006-000000	LOYAL ORDER OF MOOSE #443		45 CHESTNUT STREET	DOVER	NH 03820
OWNER	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH 03820
APPLICANT	FIRST STREET AT GARRISON, LLC		24 CHESTNUT STREET	DOVER	NH 03820
SURVEYOR	MCENEANEY SURVEY ASSOCIATES, INC.		24 CHESTNUT STREET	DOVER	NH 03820
ENGINEER	CIVILWORKS, INC.		P.O. BOX 1166	DOVER	NH 03821

NARRATIVE FOR CONDITIONAL USE PERMIT APPLICATION
FIRST STREET PROJECT – DOVER, NH
Central Business District (CBD) “General”

Seeking relief of Article XI- Off-Street Parking and Loading, per 170-44 I (2).

Based on the Site Review Regulations, the proposed building containing first floor restaurant space of 200 seats and four floors of residential use, totaling 32 units, would require 164 parking spaces. We are proposing to provide 94 spaces. Due to the nature of the mixed use of the building we feel that the parking demand for the different uses will be at different times. Additionally, the parking requirement assumes full occupancy of the restaurant space at all hours of operation and also does not consider pedestrian patronage in this urban setting.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-11

Application Type: Conditional Use Permit for CBD Dimensional Regulations
Applicant: First Street at Garrison, LLC
Owner: City of Dover
Location: First Street and Chestnut Street (Assessor's Map 6, Lot 3)

INTENT: To obtain a Conditional Use Permit to seek relief, per Chapter 170-20-D(2), to the Central Business Districts requirements for side build to line for building (24 foot maximum), frontage buildout (70% minimum) and lot coverage (75% minimum).

LOTS/UNITS PROPOSED: One additional lot and 32 multi-family units.

AGENDA ITEM #: 4-B

ACREAGE: 1.4 Acres

ZONING DISTRICT: Central Business District (CBD) - General

EXISTING LAND USE: Municipal parking lot

PROPOSED LAND USE: 32 multi-family units and 200-seat restaurant

SURROUNDING LAND USE: Multi-family residential, retail, office and commercial

ZBA ACTION: N/A

ATTACHMENTS: Conditional Use Permit application and narrative

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED:

- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has applied for a Conditional Use Permit for relief from side build to line for building, frontage buildout and lot coverage.

Consistency with Land Use Regulations

Chapter 170-20-B and Chapter 170-20-D(2) provides for conditional use approval for relief from the CBD standards. In the General CBD, the building is required to be no more than 24 feet from a side property line, is required to occupy 70% of the frontage, and is required to cover 75% of the lot. Due to the unique triangular shape of the lot and the requirement to provide on-site parking, these requirements are not reasonable.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application and approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

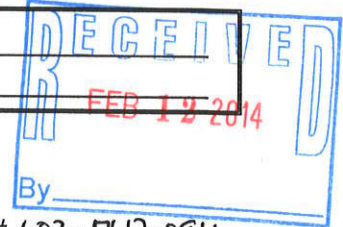
1. The Site Plan (P14-03) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

Office Use Only	Project #:	<u>214-11</u>	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____



APPLICANT AND OWNER INFORMATION

Name of Applicant: FIRST STREET AT BARRISON, LLC Telephone # 603-742-0911

Address of Applicant: 24 CHESTNUT STREET DOVER NH 03820

E-Mail Address: Kevin@surveynh.com

Name of Property Owner (if different from applicant): CITY OF DOVER Telephone # 516-6008

Address of Property Owner: 288 CENTRAL AVE. DOVER, NH 03820

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 3

Zoning District(s) CBD Overlay District(s) _____

Existing Use of Property: PARKING LOT

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply): N/A

- Conservation District
- RCM Use Overlay District
- I-1 District Uses
- Groundwater Protection
- Off-Street Parking and Loading
- Wetland Protection District
- Wetland Protection

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:
SEE ATTACHED NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

Name of Professional That Prepared Plans: MCENEANEY SURVEY ASSOCIATES INC

Address 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911

Professional License #: NH L.S. #661 E-mail address: Kevin@surveynh.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: _____

Signature of Applicant (if different from owner):  Date: 2/12/14

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: _____

02051-000000	PETER & PAULA GEORGAKILAS LIVING REV. TRUST	PETER & PAULA GEORGAKILAS, TRUSTEES	62 SILVER STREET	DOVER	NH 03820
02052-000000	INNATE, LLC		1 WALDRON COURT	DOVER	NH 03820
02054-000000	COCHeco PARK PRESERVATION ASSOCIATES	C/O PRESERVATION HOUSING MANAGEMENT	3100 BROADWAY, SUITE #1234	KANSAS CITY	MO 64111
06001-000000	BRIAN & STEPHANIE FISCHER		45 NORTH RIVER ROAD	LEE	NH 03824
06009-000000	FIRCH, LLC		24 CHESTNUT STREET	DOVER	NH 03820
06010-000000	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH 03820
06010-A00000	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH 03820
06011-000000	STEPHANIE N. LONG		35 FIRST STREET	DOVER	NH 03820
06012-000000	BRIAN J. MURPHY		496 WALLIS ROAD	RYE	NH 03870
06014-000000	ROBERT E. DICKEY IRREVOCABLE TRUST	ROBERT E. DICKEY, TRUSTEE	43 CUSHING STREET	DOVER	NH 03820
06015-000000	KAB REALTY MANAGEMENT, LLC		35 THIRD STREET	DOVER	NH 03820
06016-000000	COLLEEN F. & AILLINN CONNORS		21 FIRST STREET	DOVER	NH 03820
06017-000000	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH 03820
06018-000000	WHITE DOVE PROPERTIES, LLC		32 PISCATAQUA ROAD	DOVER	NH 03820
06019-000000	MARY M. FORTIER		13 FIRST STREET	DOVER	NH 03820
06020-000000	HELEN KOUTRELAÇOS		5 FAIRFIELD DRIVE	DOVER	NH 03820
06021-001000	BUILD UPON, LLC		32 JOCO DRIVE	TYNGSBORO	MA 01579
06021-002000	MARKER 21 HOLDINGS, LLC		163 CENTRAL AVENUE	DOVER	NH 03820
06021-003000	CARTELLI'S, LLC		446 CENTRAL AVENUE	DOVER	NH 03820
06021-A00000	PETER & JOAN HENRY		454 CENTRAL AVENUE	DOVER	NH 03820
06022-000000	WEST CONCORD INVESTMENTS, LLC		4 WEST CONCORD STREET	DOVER	NH 03820
06024-000000	DAVID R. & STACEY L. CAMIRE		P. O. BOX 724	SOMERSWORTH	NH 03878
06025-000000	DAVID R. & STACEY L. CAMIRE		P. O. BOX 724	SOMERSWORTH	NH 03878
06026-000000	JEAN FIELD		24 SECOND STREET	DOVER	NH 03820
06027-000000	HOA K. NGUYEN		272 LITA LANE	NEWMARKET	NH 03857
06028-000000	RICHARD SCHREUER	NANCY DOYLE	234 ECHO COVE ROAD	SOUTH HAMILTON	MA 01982
06029-000000	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVENUE	DOVER	NH 03820
31005-000000	HARLECH, LLC		273 CORPORATE DRIVE, SUITE 150	PORTSMOUTH	NH 03801
31005-000000	LOYAL ORDER OF MOOSE #443		45 CHESTNUT STREET	DOVER	NH 03820
OWNER	CITY OF DOVER		288 CENTRAL AVENUE	DOVER	NH 03820
APPLICANT	FIRST STREET AT GARRISON, LLC		24 CHESTNUT STREET	DOVER	NH 03820
SURVEYOR	MCENEANEY SURVEY ASSOCIATES, INC.		24 CHESTNUT STREET	DOVER	NH 03820
ENGINEER	CIVILWORKS, INC.		P.O. BOX 1166	DOVER	NH 03821

214-11

NARRATIVE FOR CONDITIONAL USE PERMIT APPLICATION
FIRST STREET PROJECT – DOVER, NH

Central Business District (CBD) "General"

The following requests are for Lot #2, based on approval of a proposed subdivision of the subject parcel into two lots.

Seeking relief via Conditional Use Permit from the following items listed in 170-12
"Applicability of Tables of Use and Dimensional Regulations by District".

Item 1. LOT COVERAGE:

The minimum requirement is 75% and refers to building only, but due to the awkward lot shape, the existing sewer lines crossing the lot, and the need to provide on-site parking we are unable to comply with this requirement. The overall lot will be substantially developed with other components, a large part of which is parking, however, the proposed building has a footprint of 9,158 s.f., resulting in a lot coverage of 28%.

Item 2. FRONTAGE BUILD OUT:

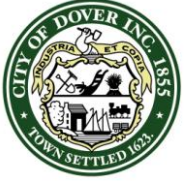
A similar matter is the "frontage build out" requirement of 70%, which also refers to building only and cannot be met due to the awkward shape of the lot with the existing sewer lines crossing it, and the need to provide on-site parking.

Item 3. SIDE BUILD TO LINE:

We are seeking relief from the side "build to" line of 24 feet maximum. The proposed building will be located 200 feet from the easterly sideline due to the size and shape of the building, the triangular shape of the lot and the location of existing sewer lines through the property. There would be no relief necessary from the westerly sideline.

Pertinent to the above to waiver requests, it would be appropriate to refer to the Zoning Code 170-20D "Standards and Regulations" (2) which allows site designs to conform to the surrounding buildings with respect to building sizes (height and footprint) and setbacks, rather than the provisions of the Code. For example, the proposed building would be consistent with the existing building at 24 Chestnut Street which does not conform to the above regulations.





CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P13-58

Application Type: Conditional Use Permit
Applicant: Susan Niedoroda
Owner: Russell T. & Frances V. Browne Living Revocable Trust of 1999
Location: Blackwater Road (Assessor's Map A, Lot 23-2-1)

INTENT: To obtain a Conditional Use Permit for the construction of a 12-foot wide asphalt driveway to access a building lot in Somersworth. The work would fill 990 sq. ft. of wetlands and impact 6,870 sq. ft. within the 50-foot wetlands buffer.

LOTS/UNITS PROPOSED: A house in Somersworth.

AGENDA ITEM #: 4-C

ACREAGE: 0.93 acres in Dover

ZONING DISTRICT: Rural Residential District - R-40

EXISTING LAND USE: Vacant lot

PROPOSED LAND USE: Driveway to house lot in Somersworth

SURROUNDING LAND USE: Single-family residential

ZBA ACTION: None

ATTACHMENTS: Conditional use plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED:

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a set of plans to impact the Wetlands Protection District by constructing a driveway.

The applicant appeared before the Conservation Commission on February 10, 2014. The Conservation Commission voted to endorse the application (see Conservation Commission minutes).

Consistency with Land Use Regulations

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and areas within 50 feet of wetlands if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

Office Use Only	Project #:	<u># P13.58</u>	Date Received:	<u>OCT 28 2013</u>
	Amount Paid:	<u>\$ 319.00</u>	Time Received:	

CR # 17154

APPLICANT AND OWNER INFORMATION

Name of Applicant: SUSAN NIEDORODA Telephone # 207-632-9696

Address of Applicant: 17 MCGOLDRICK WOODS ROAD WINDHAM ME 04062

E-Mail Address: sniedoroda@yahoo.com

Name of Property Owner (if different from applicant): _____ Telephone # 207-632-9696
RUSSELL T. + FRANCES V. BROWNE LIVING REVOCABLE TRUST OF 1999

Address of Property Owner: 40 SUSAN NIEDORODA, TRUSTEE
17 MCGOLDRICK WOODS ROAD WINDHAM ME 04062

PROPERTY INFORMATION

Assessor's Map # A Lot(s) # 23-2-1

Zoning District(s) R-4D Overlay District(s) N/A

Existing Use of Property: VACANT

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- Conservation District
- RCM Use Overlay District
- I-1 District Uses
- Groundwater Protection
- Off-Street Parking and Loading
- Wetland Protection District
- Wetland Protection

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

PORTIONS OF THE SUBJECT LOT ARE IN SOMERSWORTH + DOVER. THE WETLAND IMPACT LIES WITHIN THE CITY OF DOVER ONLY AND IS NECESSARY TO ACCESS THE BUILDABLE ARE LOCATED IN THE SOMERSWORTH PORTION OF THE LOT.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NA DES WETLANDS PERMIT, submitted, pending approval

Name of Professional That Prepared Plans: McKENNEY SURVEY ASSOCIATES INC.

Address 24 CHESTNUT STREET DOVER NH, 03820 Telephone #: 742-0911

Professional License #: NH LLS # 661 E-mail address: Kevin@surveynh.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

* Signature of Property Owner: _____ Date: _____

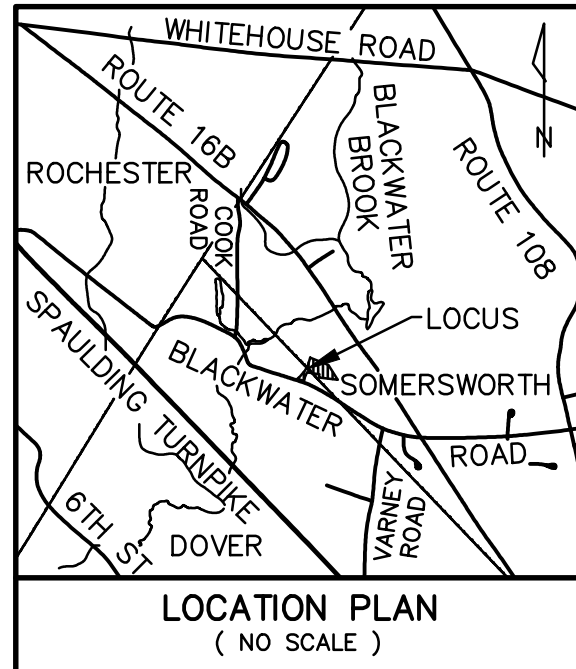
Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: [Handwritten Signature] Date: 01/29/13

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

* Signature of Property Owner: _____ Date: _____



68 / 3
 JAMES B. BROWNE
 400 OLD ROCHESTER ROAD
 SOMERSWORTH, NH 03878
 3239 / 0465

68 / 1
 RUSSELL T. BROWNE LIVING REV. TRUST OF 1999
 FRANCES V. BROWNE LIVING REV. TRUST OF 1999
 17 MCGOLDRICK WOODS ROAD
 WINDHAM, ME 04062
 3226 / 885

68 / 11
 A/23-2-1
 RUSSELL T. BROWNE LIVING REV. TRUST OF 1999
 FRANCES V. BROWNE LIVING REV. TRUST OF 1999
 1720 CHALLENGER AVENUE
 DAVENPORT, FL 33897-6407
 2206 / 0596

67 / 5 E
 KEITH THURSTON
 JULIE ANN THURSTON
 215 BLACKWATER ROAD
 DOVER, NH 03820
 3296 / 0936

A / 22
 JOY H. ROBBINS
 194 BLACKWATER ROAD
 DOVER, NH 03820
 1383 / 0497

A / 22 A
 PLANTE FAMILY REV. TRUST
 DONNA L. MUCHINSKY, TR
 193A BLACKWATER ROAD
 DOVER, NH 03820
 3390 / 0920

67 / 4
 MICHAEL J. FOLIGNO
 COLLEEN M. FOLIGNO
 193 BLACKWATER ROAD
 DOVER, NH 03820
 2044 / 0144

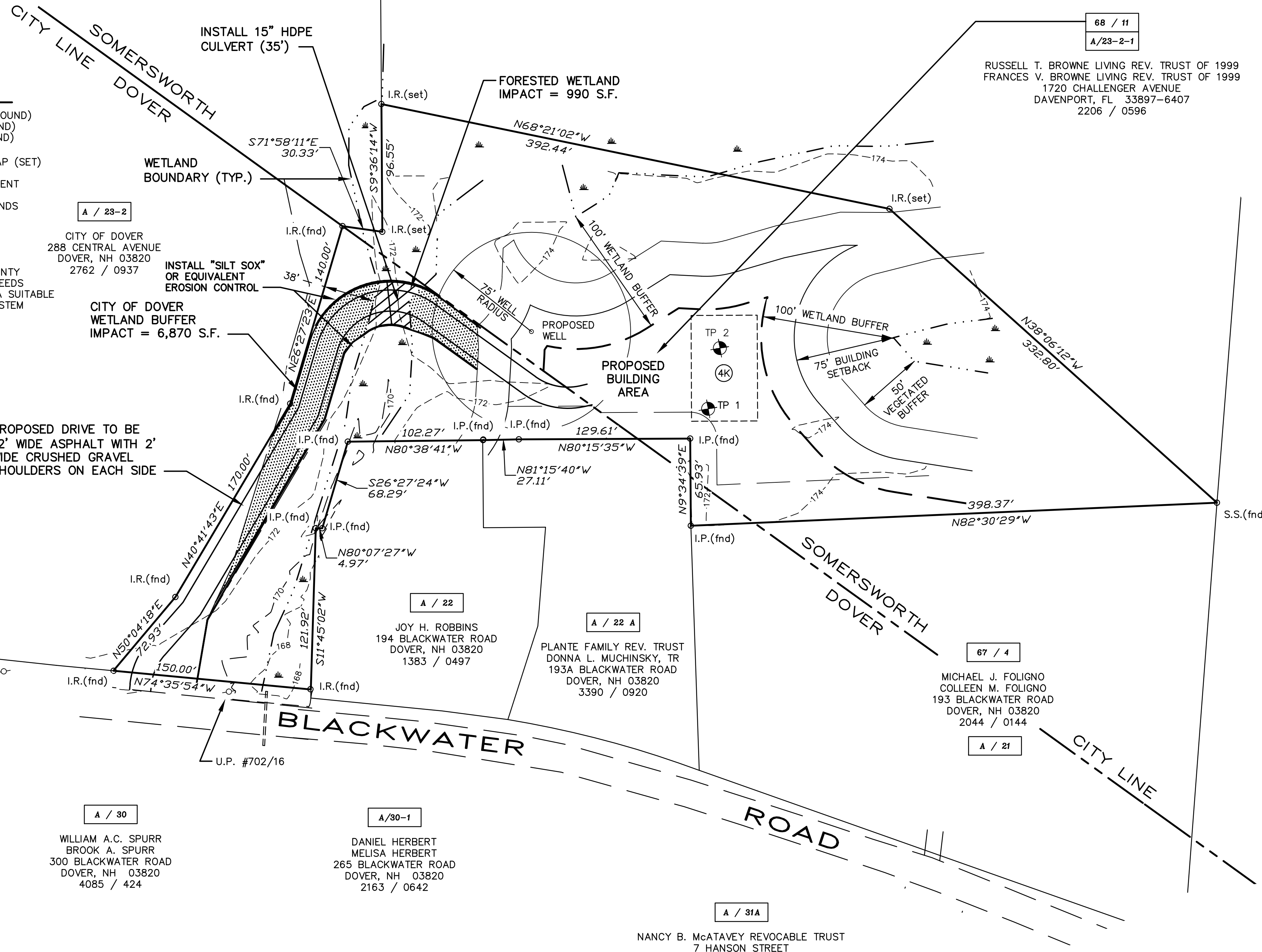
A / 30
 WILLIAM A.C. SPURR
 BROOK A. SPURR
 300 BLACKWATER ROAD
 DOVER, NH 03820
 4085 / 424

A/30-1
 DANIEL HERBERT
 MELISA HERBERT
 265 BLACKWATER ROAD
 DOVER, NH 03820
 2163 / 0642

A / 31A
 NANCY B. McATAVEY REVOCABLE TRUST
 7 HANSON STREET
 DOVER, NH 03820
 3530 / 0087

A / 21A
 KEITH THURSTON
 JULIE ANN THURSTON
 215 BLACKWATER ROAD
 DOVER, NH 03820
 3296 / 0936

- LEGEND**
- S.S.(fnd) - STEEL STAKE (FOUND)
 - I.P.(fnd) - IRON PIPE (FOUND)
 - I.R.(fnd) - IRON ROD (FOUND)
 - I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
 - STONE WALL
 - EDGE OF PAVEMENT
 - UTILITY POLE
 - EDGE OF WETLANDS
 - WETLANDS
 - S.F. - SQUARE FEET
 - Ac. - ACRE
 - (TYP.) - TYPICAL
 - ± - MORE OR LESS
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - (4K) - 4,000 S.F. AREA SUITABLE FOR SEPTIC SYSTEM



- REFERENCE PLANS:**
- LOT LINE ADJUSTMENT & SUBDIVISION OF LAND PREPARED FOR RUSSELL T. BROWNE LIVING REV. TRUST AND FRANCES V. BROWNE LIVING REV. TRUST, TAX MAP 68, LOT No. 11 & MAP 69, LOT No. 2, NH ROUTE 16B & BLACKWATER ROAD, SOMERSWORTH and DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: MAY 18, 2004; BY THIS OFFICE. RECORDED S.C.R.D. PLANS 77-56 & 77-57.
 - MAJOR SUBDIVISION OF LAND PREPARED FOR RUSSELL T. BROWNE LIVING REV. TRUST AND FRANCES V. BROWNE LIVING REV. TRUST, TAX MAP 69, LOT No. 2D, NH ROUTE 16B & COOK ROAD, SOMERSWORTH, STRAFFORD COUNTY, NEW HAMPSHIRE. SCALE: 1" = 100' & 50'; DATED: APRIL 2004, REVISED THROUGH 11/4/04. BY THIS OFFICE. RECORDED S.C.R.D. PLAN 77-58.

- NOTES:**
- A/23-2-1 - DENOTES TAX MAP AND PARCEL NUMBER.
 - THE INTENT OF THIS PLAN IS TO SHOW WETLAND AND WETLAND BUFFER IMPACT AREAS FOR A PROPOSED DRIVE TO ACCESS PARCEL A/23-2-1 (DOVER) - 68/11 (SOMERSWORTH).
 THE PROPOSED BUILDING AREA IS TO BE LOCATED IN THE CITY OF SOMERSWORTH (TAX PARCEL 68/11). THE DRIVEWAY ACCESS IS LOCATED IN THE CITY OF DOVER (TAX PARCEL A/23-2-1).
 THE WETLAND IMPACT IS LOCATED ENTIRELY WITHIN THE CITY OF DOVER. THE WETLAND BUFFER IMPACT IS LOCATED ENTIRELY WITHIN THE CITY OF DOVER. THE PROPOSED DRIVEWAY DOES NOT IMPACT THE CITY OF SOMERSWORTH WETLAND BUFFER.
 ANY FUTURE BUILDING CONSTRUCTION WHICH WOULD IMPACT THE CITY OF SOMERSWORTH WETLAND BUFFER WOULD REQUIRE A CONDITIONAL USE PERMIT FROM THE CITY OF SOMERSWORTH.
 TOTAL WETLAND IMPACT IS 990 S.F.
 TOTAL CITY OF DOVER WETLAND BUFFER IMPACT IS 6,870 S.F.
 - SOMERSWORTH ZONING DISTRICT IS R-1 (RESIDENTIAL SINGLE FAMILY) DIMENSIONAL AND DENSITY REGULATIONS WITH WATER & WITHOUT SEWER

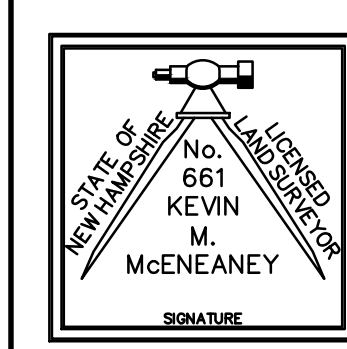
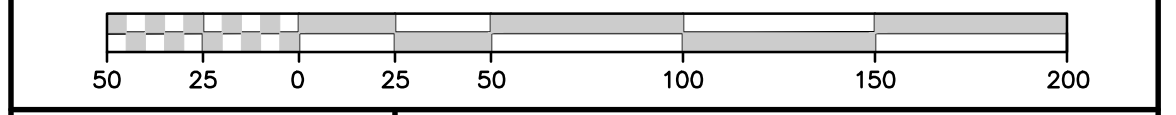
MINIMUM LOT AREA	= 25,000 S.F.
MINIMUM LOT FRONTAGE	= 135 FEET
MINIMUM YARD SETBACKS:	
FRONT	= 25 FEET
SIDE	= 15 FEET
REAR	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET

 WITHOUT WATER & WITHOUT SEWER

MINIMUM LOT AREA	= 43,560 S.F.
MINIMUM LOT FRONTAGE	= 150 FEET
MINIMUM YARD SETBACKS:	
FRONT	= 35 FEET
SIDE	= 20 FEET
REAR	= 50 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET
 - DOVER ZONING DISTRICT IS R-40 (RESIDENTIAL)
 - SUBJECT PARCEL IS TO BE SERVICED BY INDIVIDUAL WELL AND SUBSURFACE DISPOSAL SYSTEM.
 - BASIS OF BEARING IS US STATE PLANE 1983, ZONE 2800 (NH) COORDINATE SYSTEM.
 - WETLANDS SHOWN WERE DELINEATED BY MARK WEST C.W.S.#10 OF WEST ENVIRONMENTAL, INC. DURING OCTOBER 2011 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL, AND LOCATED BY SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC.

WETLAND IMPACT PLAN
 PREPARED FOR
RUSSELL T. BROWNE LIVING REV. TRUST
 AND
FRANCES V. BROWNE LIVING REV. TRUST
 TAX MAP A, LOT No. 23-2-1
BLACKWATER ROAD
CITY OF DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE

DRAWN BY: KJF FILE: VR CP\1921\10-1921 V2010
 SCALE: 1" = 50' DATE: OCTOBER 18, 2013



McEneaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
1	1/8/14	REDUCE DRIVE WIDTH	KJF	KMM
REVISIONS				
10-1921		SUBDIVISION	-	-
PROJECT NO	TYPE	FIELDBOOK & PAGES		



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-01

Application Type: Open Space Subdivision
Applicant(s): Tuck Realty Corp.
Owner(s): Paul & Maria Rouillard Revocable Trust
Location: 4 Old Stage Road (Assessor's Map G, Lot 36)

INTENT: To subdivide an existing lot with a single family house on Old Stage Road into nine lots. This is proposed as an Open Space Subdivision, with 15.51 acres being preserved as open space. All the lots would be served by municipal water and sewer.

LOTS/UNITS PROPOSED: Eight additional lots.

AGENDA ITEM #: 4-D

ACREAGE: 22.46 Acres in Dover, 6.43 acres in Madbury

ZONING DISTRICT: Rural Density Residential District – R-40

EXISTING LAND USE: Single family house

PROPOSED LAND USE: Eight new single family house lots and the existing house on a lot containing the open space

SURROUNDING LAND USE: Single family houses

ZBA ACTION: N/A

ATTACHMENT: Subdivision plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 155-22.F to allow 50-foot front buffer where 100 feet is required
- Waiver to Chapter 155-22.F to allow 15-foot side setbacks where 20 feet is required
- Waiver to Chapter 155-22.F to allow existing house to remain within the 100-foot front buffer

Summary of Request and Background

The applicant has submitted a plan for an Open Space Subdivision that creates nine lots with frontage on Old Stage Road. The unbuildable open space would be 15.51 acres.

The applicant appeared before the Technical Review Committee on January 9, 2014. The TRC notes are attached.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. The plan is consistent with the purpose of the R-40 District, which allows for single family neighborhoods in an Open Space subdivision.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board accept the application, open the public hearing and table the application so the Planning Board can hold a site walk if desired.



City of Dover, New Hampshire SUBDIVISION APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P14-01</u>	Date Received:	
	Amount Paid:	<u>\$1,653.00</u> <u>CK# 8176</u>	Time Received:	<u>DEC 18 2013</u>

APPLICANT AND OWNER INFORMATION

Name of Applicant: TUCK REALTY CORP. Telephone # 944-7530

Address of Applicant: 34 RAEDER DRIVE STRATHAM NH 03885
PAUL + MARIA ROUILLARD

Name of Property Owner (if different from applicant): RELOCABLE TRUST Telephone # N/A

Address of Property Owner: 4 OLD STAGE ROAD DOVER, NH 03820

E-Mail Address: N/A

PROPERTY INFORMATION

Address of Property: 4 OLD STAGE ROAD DOVER NH 03820

Assessor's Map # G Lot(s) # 36

Zoning District(s) R-40 Overlay District(s) N/A

Size of Parcel: 22.46 AC Property Deed: Book 2505 Page: 373

Existing Use of Property: SINGLE FAMILY / RESIDENTIAL

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): Minor (3 or fewer lots): Open Space:

Existing Number of Lots: 1 Proposed Number of Lots: 9

City Water? Yes No How far is city water from the property? AT PROPERTY

City Sewer? Yes No How far is city sewer from the property? 400' FROM PROPERTY

Highway Access (check where applicable): City Street State Highway

Estimated Length of Proposed Roads: N/A feet Public or Private Road? N/A

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: Article IV; Section 155-22.F.

Justification for waiver request(s) (attach additional sheets as needed): see attached

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.): KEVIN MCFEANEY
MCENEANEY SURVEY ASSOCIATES, INC.
Address 24 CHESTNUT STREET DOVER NH Telephone #: 742-0911
03820
Professional License #: NH US # 661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.): JONATHAN RING CE
CHRIS ALBERT, CWS
JONES & BEACH ASSOCIATES, THE ENGINEERS, INC.
Address 85 PORTSMOUTH AVENUE STRATHAM NH Telephone #: 772-4746
03885
Professional License #: CE# 7488, CWS# 21 E-mail address: calbert@jonesandbeach.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: Paul Raullood / Heidi Raullood Date: 12-17-13

Signature of Applicant (if different from owner): [Signature] Date: 12-17-13

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: Paul Raullood / Heidi Raullood Date: 12-17-13

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: Paul Raullood / Heidi Raullood Date: 12-17-13

Signature of Applicant (if different from owner): [Signature] Date: 12-17-13

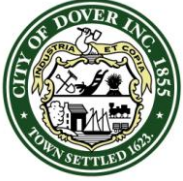
CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: Paul Rauland, Jane Rauland Date: 12-17-13

Signature of Applicant (if different from owner): [Signature] Date: 12-17-13

ABUTTERS LIST for KELLEY BROOK MEADOWS SUBDIVISION			updated 12/16/13			
Dover						
F / 22A-25	Stephen M. Morrison, Jr.	Jennifer J. Morrison	5 Emerald Lane	Dover	NH	03820
F / 23A-01	Jeremy Leghorn	Erin Leghorn	41 Winwood Way	Mystic	CT	06355
F / 33	Northern New England Telephone	c/o Fairpoint Communications, Inc.	770 Elm Street	Manchester	NH	03101
F / 34	Stephen C. Russell	Joan E. Russell	11 Old Stage Road	Dover	NH	03820
F / 34A	William A. Perkins	Lisa M. Perkins	9 Old Stage Road	Dover	NH	03820
F / 34A1	Donald Cummings	Cindy Cummings	2 Richardson Drive, A	Dover	NH	03820
F / 34B	Steve A. Deinstadt	Karla Deinstadt	5 Old Stage Road	Dover	NH	03820
F / 34C	Allyson K. Bowers		160 Kensington Road	Hampton Falls	NH	03844
F / 34E	Susan M. Adams		233 Piscassic Road	Newfields	NH	03856
F / 34G	Michael D. Mosley	Cheryl A. Mosley	84 Littleworth Road	Dover	NH	03820
F / 50	James L. Colado	Keith Colado	82 1/2 Littleworth Road	Dover	NH	03820
F / 58	Meridythe B. Alie		13 Old Stage Road	Dover	NH	03820
F / 60	William A. Nickerson	Krystal J. Girard	3 Old Stage Road	Dover	NH	03820
F / 61	Richard E. Porter	Kathryn M. Porter	5A Old Stage Road	Dover	NH	03820
G / 35	Pernell E. Ross, Jr.	Clara E. Ross	82 Littleworth Road	Dover	NH	03820
G / 35C	Gerald F. Riley	Joyce Riley	8 Old Stage Road	Dover	NH	03820
G / 35E	Raymond E. Howe	Claire W. Howe	14 1/2 Old Stage Road	Dover	NH	03820
G / 36 (locus)	Paul & Maria Rouillard Revocable Trust	Paul & Maria Rouillard, Trustees	4 Old Stage Road	Dover	NH	03820
G / 37	Michael W. Butland	Danielle Kaufman	10 Old Stage Road	Dover	NH	03820
G / 42	Jeffrey R. Corcoran		12 Old Stage Road	Dover	NH	03820
Madbury						
3 / 44A	David A. Redfearn	Karen J. Redfearn	46 Old Stage Road	Madbury	NH	03823
3 / 44B	Dann B. Dodd	Lesley L. Stein	48 Old Stage Road	Madbury	NH	03823
3 / 46	Stephen P. Theodore	Maria Rouillard	4 Old Stage Road	Dover	NH	03820
3 / 53	State of New Hampshire	Department of Transportation	7 Hazen Drive	Concord	NH	03301
Surveyor	McEneaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820
Engineer	Jones & Beach Associates, Inc.		85 [REDACTED] Portsmouth Avenue	Stratham	NH	03885
Applicant	Tuck Realty, LLC		34 Raeder Drive	Stratham	NH	03885



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P14-01

Application Type: Open Space Subdivision
Applicant(s): Tuck Realty Corp.
Owner(s): Paul and Maria Rouillard Revocable Trust
Location: 4 Old Stage Road (Assessor's Map G, Lot 36)
Date: January 9, 2014

INTENT: To do an Open Space Subdivision to create nine single family lots

LOTS/UNITS PROPOSED: Nine lots

AGENDA ITEM #: 1

ACREAGE: 22.46 Acres

ZONING DISTRICT: Rural Density Residential District – R-40

EXISTING LAND USE: Single family house

PROPOSED LAND USE: Nine single family house lots and one open space lot

SURROUNDING LAND USE: Single family houses

ZBA ACTION: N/A

PERMITS REQUIRED: None

WAIVERS REQUESTED:

- Waiver to Chapter 155-22.F to allow 50-foot front buffer where 100 feet is required
- Waiver to Chapter 155-22.F to allow 15-foot side and rear setbacks where 20 feet is required

ATTENDANCE:

Tom Clark (Fire Department)
Chris Parker (Planning Department)
Steve Bird (Planning Department)
David White (Engineering)
Marn Speidel (Police Department)
Dan Barufaldi (Economic Development)
Dennis Ciotti – Planning Board
Gary Green – Planning Board
Kevin McEneaney
Mike Garrepy
Chris Albert-Jones and Beach Engineers

Planning Comments:

- Need Standard Traffic Impact Assessment and Analysis
- Need Fiscal Impact Analysis required by Chapter 155-22.H.4
- Impact fees will be assessed on new houses
- Need Drainage Study
- Add local plan number on all sheets
- Homeowners association needed for open space maintenance
- Provide the Tax Assessor with a revised Current Use map
- Amend abutters list to include Map F, Lot 23A-02
- Consider walking trails in the open space lot
- What is justification for reduced side and rear setbacks of 15 feet?

Sheet 3

- Revise Open Space Calculation to add the required open space
- Label 50-foot perimeter buffer as being no cut, no disturb
- Revise shape of lot #2 to keep out of wetland buffer

Sheet 4

- Revise proposed map and lot numbers as directed by the Tax Assessor
- Correct spelling of easement in multiple places
- Existing house is within front 100-foot buffer – need waiver
- Add suitable landscaping in the front buffer area to comply with Chapter 155-23.B
- Discuss need for wetland buffers signs on lot 1
- Add existing trees on Old Stage Road and note trees to remain
- Will support 50 foot front buffer waiver, if a build to line range

Sheet 5

- Consider shared driveways to reduce the number of curb cuts
- Correct spelling of easement in multiple places
- Note that lot 2 needs sprinkler or 20-foot wide driveway

Fire/Inspections Comments:

- Water and sewer investment fees will be required
- Will need to renumber Old Stage Road addresses to the Madbury town line
- Add silt fence at rear property line

Economic Development Comments: None

Planning Board Comments:

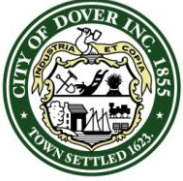
- Septic system must be removed before building permit is issued for lot #2 and lot #1 must be connected to sewer
- Add note on how utility service will cross the road
- Less waivers requested the better

Police Comments:

- Confirmed that 8-inch sewer line is large enough to handle existing homes in the neighborhood that may be on septic systems

Engineering Comments:

- Is yield plan viable? Question lot 1

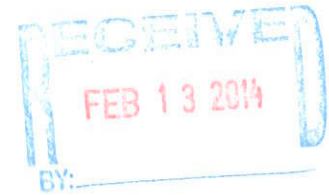


CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES FILE: P14-01

Application Type: Open Space Subdivision
Applicant(s): Tuck Realty Corp.
Owner(s): Paul and Maria Rouillard Revocable Trust
Location: 4 Old Stage Road (Assessor's Map G, Lot 36)
Date: January 9, 2014

- Lot 2 will have to pump its sewer up to main
- Sheet 3/7 note 6 – Is Madbury lot going to be subdivided off? How can it be part of or not part of open space lot?
- Will maintenance of woods road be allowed or upgrades for future driveway to Madbury lot?
- Show all existing easements on plan
- What is allowable use of open space? – lots may expand into it
- How will electric + CTV + phone run to lots?
- Extend sewer line to end of development
- Existing leach field to be abandoned by others – who?
- Test pit exist water line to locate in field before sewer is installed
- TV the entire run of sewer
- Ream HDPE to remove bur
- Core and rebuild invert shelf for new pipe in first sewer manhole
- Drainage needs to be addressed along Old Stage Road
- D1 – Sewer trench detail – no gravel around sewer pipe, SMH detail – steps required
- Possible water/sewer conflict at drain crossing
- Put stationing on sewer main
- Show water services to lots



**KELLY BROOK MEADOWS
OPEN SPACE SUBDIVISION
4 OLD STAGE ROAD
REQUEST FOR WAIVERS
FEBRUARY 12, 2014**

155-51. Waivers. [Amended 03-23-10 per Planning Board]

A) The PLANNING BOARD may waive specific provisions of these regulations. The PLANNING BOARD may only grant a waiver if the PLANNING BOARD finds, by majority vote, that:

1) Strict conformity would pose an unnecessary hardship to the APPLICANT and the waiver would not be contrary to the spirit and intent of the regulations; or

2) Specific circumstances relative to the SUBDIVISION, or conditions of the land in such SUBDIVISION, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The following 3 waivers are hereby respectfully requested:

Waiver to Chapter 155-22.F to allow the existing dwelling located on proposed lot G-36 to be located within the 100-foot front buffer:

Strict conformity would pose an unnecessary hardship to the APPLICANT and the waiver would not be contrary to the spirit and intent of the regulations.

The existing dwelling is located within the 100 foot buffer area. Moving the home to a compliant location on the lot would pose an unnecessary hardship due to the cost of moving the home. The granting of the waiver would not be contrary to the spirit and intent of the regulations found in Article IV Open Space Development 155-20 B.

Waiver to Chapter 155-22.F to allow 50-foot front buffer where 100 feet is required and to allow the existing dwelling located on proposed lot G-36 to be located within said buffer:

Specific circumstances relative to the SUBDIVISION, or conditions of the land in such SUBDIVISION, indicate that the waiver will properly carry out the spirit and intent of the regulations.

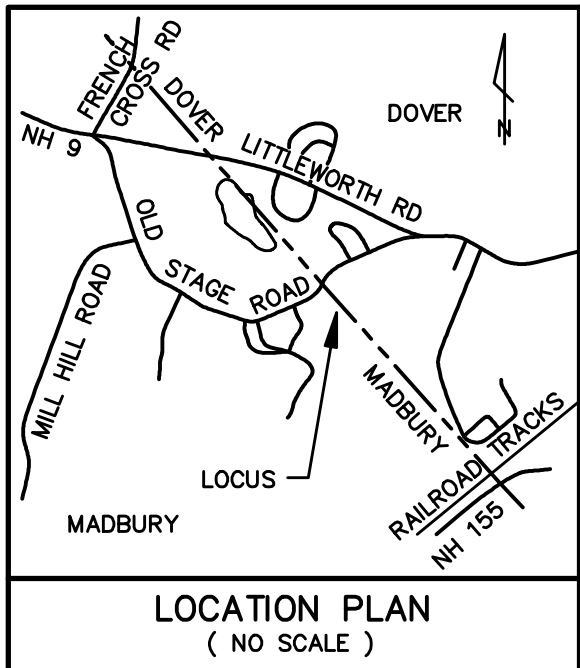
The subdivision is a frontage subdivision along Old Stage Road the subdivision lots are located in an open field environment. The vast majority of Open Space Developments in the City are comprised of lots that are located on new subdivision roads. The minimum setback to these new roadways is 20 feet. Strict conformance with the 100 foot buffer would greatly increase infrastructure costs and impervious land

coverage due to the extremely long driveways required to be built to reach the 100 foot buffer setback. Allowing for the new lots to be located within the 100 foot buffer would accomplish several objectives; 1) provide consistency with the surrounding neighborhood, where the vast majority of the homes are located 50 feet or closer to the roadway, 2) provide for smaller lots whereby preserving more deed restricted open space to the rear of the field (and property) and keep the homes further away from the wetlands. Based on TRC comment, the application also proposes a maximum front setback for this lots which would require the front setback to be between 50' and 100'. For the above stated reasons the granting of the waiver would properly carry out the spirit and intent of the regulations.

Waiver to Chapter 155-22.F to allow 15-foot side setbacks where 20 feet is required:

Specific circumstances relative to the SUBDIVISION, or conditions of the land in such SUBDIVISION, indicate that the waiver will properly carry out the spirit and intent of the regulations.

In order to carry out the goals and objectives of the Open Space Development regulations, the plans contemplate a frontage subdivision with no new roadways and limited infrastructure. We have greatly reduced the size of the lots in both width and depth to help achieve an open space area that is over three times the requirement. The plan proposes clustering the homes closely along the existing roadway on ½ acre lots which allows for more open space to be preserved. The reduced setback from 20' to 15' is modest, yet consistent with many homes in the neighborhood, which is more similarly densified to the R20 zone which allows for 15' side setbacks under the Open Space regulations. Allowing for this modest reduction in the side setback will provide each lot with a slightly more flexible building envelope to enable a more creative site design. For the above stated reasons the granting of the waiver would properly carry out the spirit and intent of the regulations.



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	15°28'53"	1938.21	523.71	522.12	N72°58'27"E

No.	Bearing	Distance
L1	S22°46'42"E	70.43'
L2	S02°00'04"E	88.51'
L3	S20°06'26"W	37.79'
L4	S15°59'18"W	106.28'
L5	S36°38'03"E	145.43'
L6	S21°22'22"E	44.37'
L7	S21°22'22"E	37.62'
L8	S04°23'55"W	109.81'
L9	S26°50'30"W	39.86'
L10	S22°42'09"W	116.33'
L11	N14°00'30"W	15.79'
L12	N32°59'15"E	0.49'

OPEN SPACE SUBDIVISION CALCULATIONS:

OPEN SPACE REQUIRED:

THE MINIMUM OPEN SPACE SHALL EQUAL THE TOTAL ALLOWED REDUCTION IN LOT SIZES.

20,000 S.F. (ALLOWED REDUCTION) x 9 LOTS = 180,000 S.F. / 4.13 Ac.

A MINIMUM OF 50 PERCENT OF THE REQUIRED OPEN SPACE MUST BE USEABLE UPLANDS.

180,000 S.F. (MINIMUM OPEN SPACE) x 0.50 = 90,000 S.F. / 2.07 Ac.

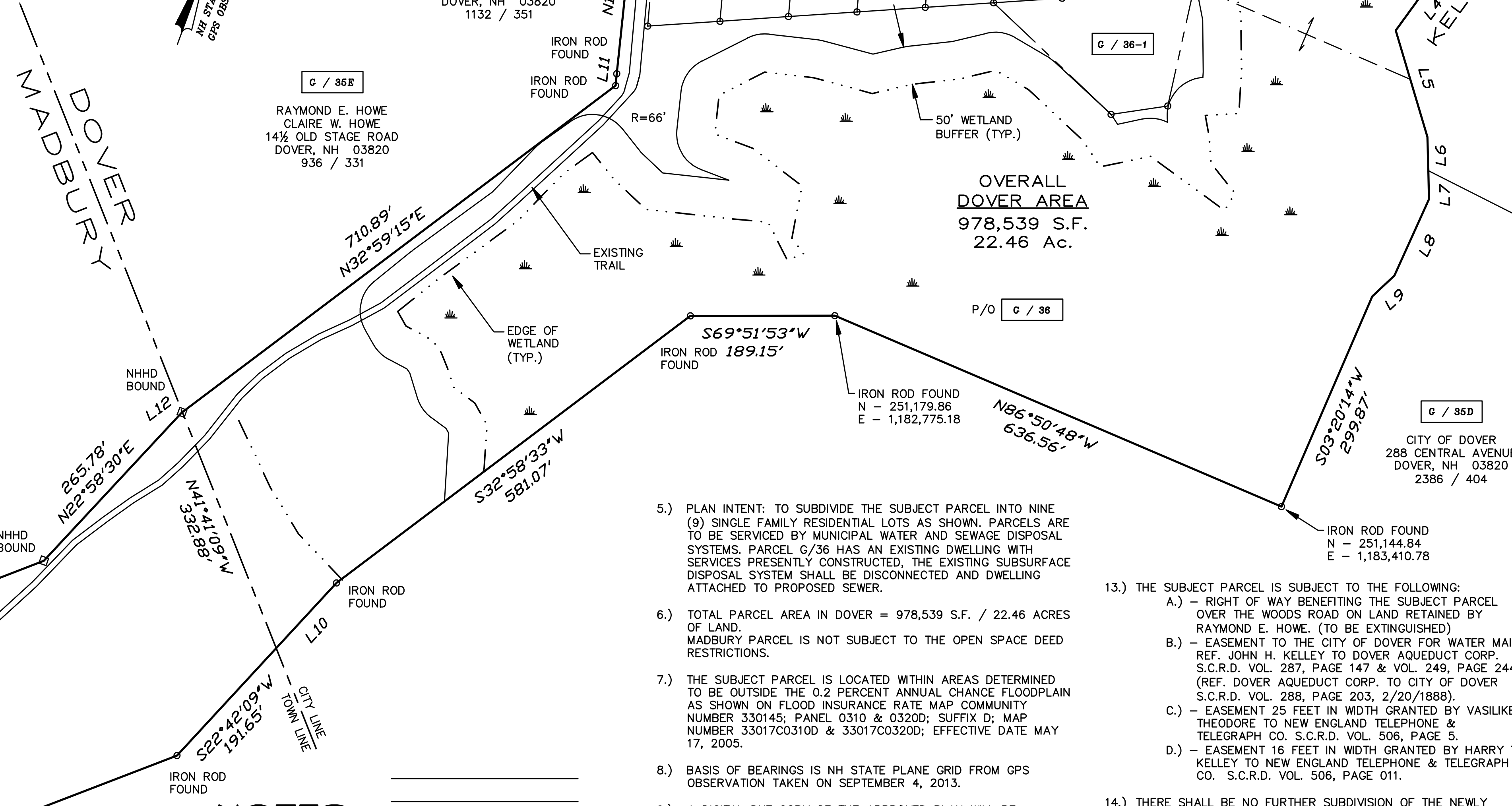
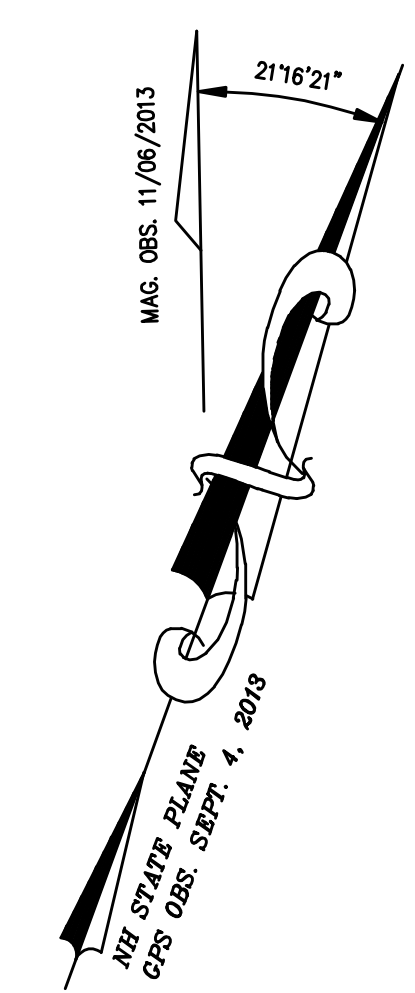
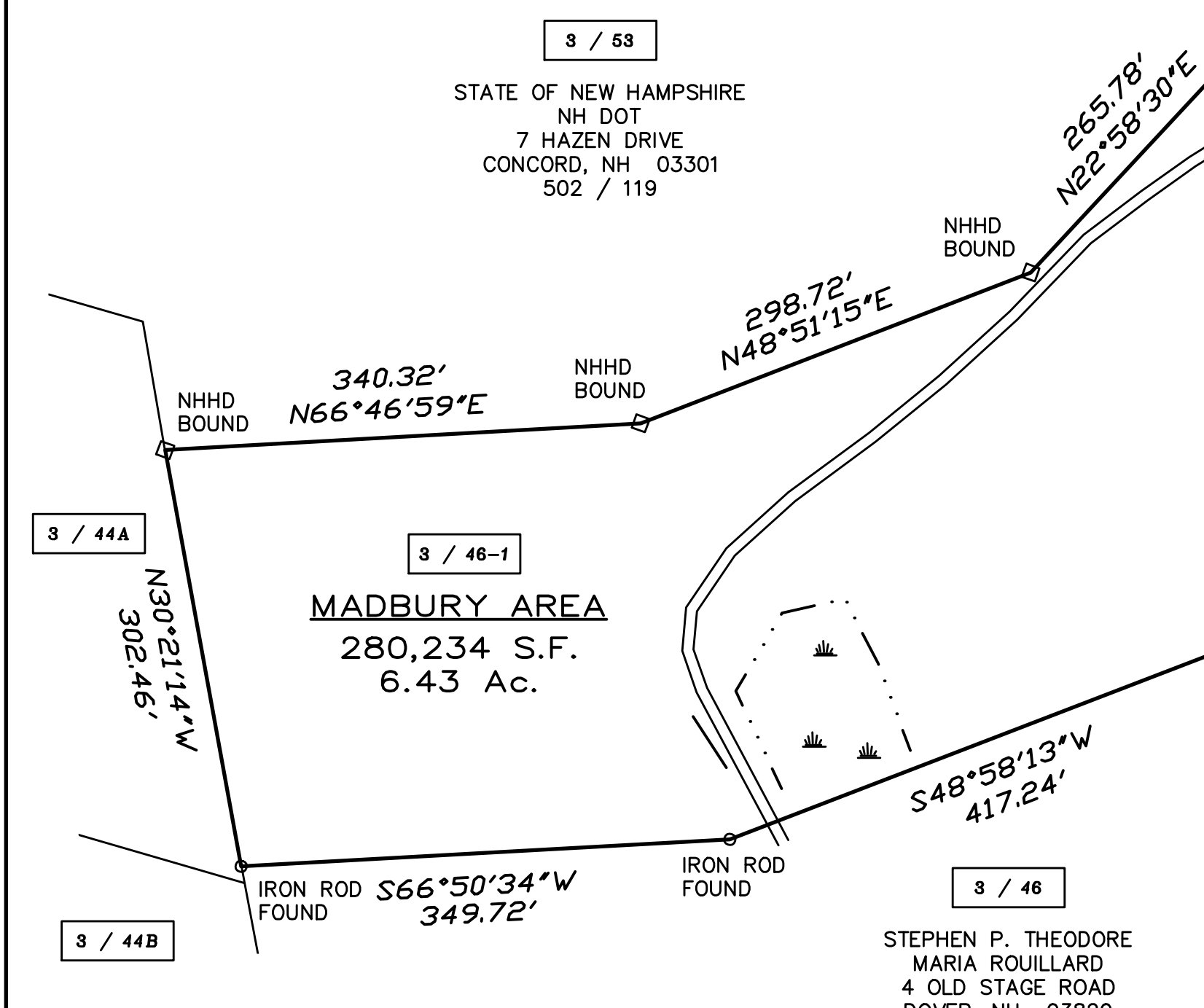
OPEN SPACE SUBDIVISION PROVIDED:

TOTAL PARCEL AREA = 22.46 Ac.
 AREA OF PARCEL UPLANDS = 11.44 Ac.
 AREA OF SUBDIVISION LOTS = 6.90 Ac.
 AREA OF OPEN SPACE = 15.56 Ac.
 (69% OF TOTAL AREA)

WETLAND WITHIN OPEN SPACE = 9.84 Ac.
 (63% OF OPEN SPACE)

UPLAND WITHIN OPEN SPACE = 5.72 Ac.
 (37% OF OPEN SPACE)

YIELD PLAN (SHEET 2) SHOWS 9 LOTS
 TOTAL LOTS PROPOSED = 9 LOTS



LEGEND

- I.P.(fd) - IRON PIPE (FOUND)
- I.R.(fd) - IRON ROD (FOUND)
- D.H.(fd) - DRILL HOLE (FOUND)
- I.R.(set) - IRON ROD W/ I.D. CAP (SET)
- - - - - EDGE OF WETLAND
- WETLAND
- A1 - WETLAND I.D. FLAG
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- UP 410/5 - UTILITY POLE W/ I.D. Nos.
- - - - - TREE LINE
- 54 - - - - EXISTING CONTOUR
- W - WATER GATE VALVE
- ⊕ - FIRE HYDRANT
- ⊕ - WATER SHUT-OFF (CURB STOP)
- ☀ - SPRUCE TREE
- ☀ - SHRUB
- W — - WATER MAIN

- 5.) PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO NINE (9) SINGLE FAMILY RESIDENTIAL LOTS AS SHOWN. PARCELS ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWAGE DISPOSAL SYSTEMS. PARCEL G/36 HAS AN EXISTING DWELLING WITH SERVICES PRESENTLY CONSTRUCTED. THE EXISTING SUBSURFACE DISPOSAL SYSTEM SHALL BE DISCONNECTED AND DWELLING ATTACHED TO PROPOSED SEWER.
- 6.) TOTAL PARCEL AREA IN DOVER = 978,539 S.F. / 22.46 ACRES OF LAND. MADBURY PARCEL IS NOT SUBJECT TO THE OPEN SPACE DEED RESTRICTIONS.
- 7.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310 & 0320D; SUFFIX D; MAP NUMBER 33017C0310D & 33017C0320D; EFFECTIVE DATE MAY 17, 2005.
- 8.) BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON SEPTEMBER 4, 2013.
- 9.) A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- 10.) WETLANDS SHOWN WERE DELINEATED BY CHRISTOPHER ALBERT, C.W.S. No. 21 DURING AUGUST 2013 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
- 11.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. EXISTING HOUSE ADDRESS IS 4 OLD STAGE ROAD.
- 12.) PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.
- 13.) THE SUBJECT PARCEL IS SUBJECT TO THE FOLLOWING:
 - A.) - RIGHT OF WAY BENEFITING THE SUBJECT PARCEL OVER THE WOODS ROAD ON LAND RETAINED BY RAYMOND E. HOWE. (TO BE EXTINGUISHED)
 - B.) - EASEMENT TO THE CITY OF DOVER FOR WATER MAIN REF. JOHN H. KELLEY TO DOVER AQUEDUCT CORP. S.C.R.D. VOL. 287, PAGE 147 & VOL. 249, PAGE 244 (REF. DOVER AQUEDUCT CORP. TO CITY OF DOVER S.C.R.D. VOL. 288, PAGE 203, 2/20/1888)
 - C.) - EASEMENT 25 FEET IN WIDTH GRANTED BY VASILUKE THEODORE TO NEW ENGLAND TELEPHONE & TELEGRAPH CO. S.C.R.D. VOL. 506, PAGE 5.
 - D.) - EASEMENT 16 FEET IN WIDTH GRANTED BY HARRY T. KELLEY TO NEW ENGLAND TELEPHONE & TELEGRAPH CO. S.C.R.D. VOL. 506, PAGE 011.
- 14.) THERE SHALL BE NO FURTHER SUBDIVISION OF THE NEWLY CREATED PARCELS.
- 15.) SEE SHEET 1 OF 7 FOR REFERENCE PLANS AND ABUTTERS.
- 16.) PARCEL G/36-1 HOME WILL BE EQUIPPED WITH A SPRINKLER SYSTEM OR ALTERNATIVELY A 20 FOOT WIDE PAVED DRIVEWAY TO WITHIN 150 FEET OF THE HOME.
- 17.) SILT FENCE SHALL BE INSTALLED ALONG THE REAR OF EACH LOT AS NEEDED DURING CONSTRUCTION TO PREVENT SILTATION FROM ENTERING THE WETLAND AREA.
- 18.) PARCELS G/36-2 THROUGH G/36-8 ARE SUBJECT TO A MAXIMUM FRONT SETBACK OF 100'.

- NOTES:**
- 1.) OWNER OF RECORD: PAUL J. ROUILLARD, TRUSTEE; MARIA D. ROUILLARD, TRUSTEE; PAUL J. ROUILLARD AND MARIA D. ROUILLARD REVOCABLE LIVING TRUST 4 OLD STAGE ROAD, DOVER, NEW HAMPSHIRE 03820 S.C.R.D. VOL. 2505, PAGE 373
 - 2.) G / 36 - DENOTES TAX MAP AND PARCEL NUMBER.
 - 3.) ZONING DISTRICT IS R-40 (RURAL DENSITY RESIDENTIAL DISTRICT).
 - 4.) OPEN SPACE SUBDIVISION REQUIREMENTS:
 - R-40 SUBDIVISION LOTS:
 - MINIMUM LOT SIZE = 20,000 S.F.
 - MINIMUM FRONTAGE = 40 FEET
 - MINIMUM BUFFER ALONG FRONTAGE = 100 FEET (WAIVER TO 50' REQUESTED)
 - MINIMUM BUILDING SETBACKS:
 - ABUTTING A STREET = 20 FEET
 - ABUTTING A LOT LINE = 20 FEET (WAIVER TO 15' SIDEYARD REQUESTED)
 - MINIMUM DISTANCE FROM EXISTING STRUCTURES:
 - MINIMUM DISTANCE FROM EXTERNAL BOUNDARIES = 100 FEET
 - MINIMUM DISTANCE FROM EXISTING STRUCTURES = 50 FEET
- THE AREA OPEN SPACE SHALL EQUAL OR EXCEED THE TOTAL REDUCTION IN THE LOT SIZES WITHIN THE OPEN SPACE SUBDIVISION. THE OPEN SPACE SHALL REMAIN OPEN IN PERPETUITY.

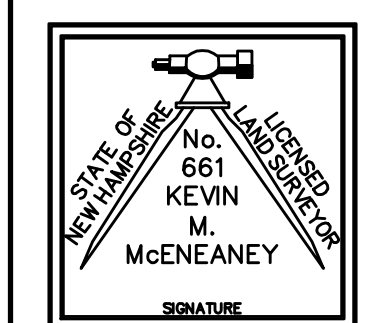
NO.	DATE	DESCRIPTION	BY	CHK
1	2/11/14	REVISE PER TRC REVIEW AND COMMENTS	RJM	KMM
REVISIONS				
13-2038		OSS SUBDIV	13-06	16-
PROJECT NO		TYPE	FIELDBOOK & PAGES	

STEPHEN P. THEODORE
 MARIA ROUILLARD
 4 OLD STAGE ROAD
 DOVER, NH 03820
 1394 / 631; EST. OF P. THEODORE

KELLY BROOK MEADOWS SUBDIVISION
OVERALL SUBDIVISION PLAN
 PREPARED FOR
TUCK REALTY CORP.
 TAX MAP G, LOT No. 36
4 OLD STAGE ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-01

DRAWN BY: RJM	FILE: VR CP\2038\13-2038
SCALE: 1" = 100'	DATE: DECEMBER 3, 2013

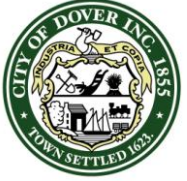


McEneaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-05

Application Type:	Citizen Petition for Rezoning
Applicant(s):	White Dove Properties, LLC
Owner(s):	Multiple Property Owners
Location:	Hanson Street, George Street & Sonnett Street (Assessor's Map 20, Lots 33, 34, 35, 35-1, 35-2, 36, 37, 40, 41 & 42)

INTENT: A request by the owner of a parcel at 24 Hanson Street to rezone eight parcels that total approximately 2.2 acres from Urban Density Multi-residential District (RM-U) to Central Business District-Residential (CBD-R).

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

ACREAGE: 2.2 acres

ZONING DISTRICT: Urban Density Multi-residential District (RM-U)

EXISTING LAND USE: Single Family residential, duplex, triplex and multi-family

PROPOSED LAND USE: Multi-family units

SURROUNDING LAND USE: Single Family residential, duplexes, multi-family, and offices

ZBA ACTION: None

ATTACHMENTS: Rezoning application and supporting materials and maps

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by first class mail as required

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background

The applicant is requesting to rezone his half acre property on Hanson Street and seven surrounding parcels from Urban Density Multi-residential District (RM-U) to Central Business District-Residential (CBD-R).

The process for handling the petitioned amendment is outlined in Chapter 170-53-C-3.

STAFF RECOMMENDATION:

The Planning Board should hold a public hearing and allow the applicant to present the rezoning request and receive input from abutters.



City of Dover, New Hampshire ZONING AMENDMENT APPLICATION

[Revision Date: February 13, 2013]

Office Use Only	File #:	<u>14-05</u>	Date Received:	<u>JAN 30 2014</u>
	Amount Paid:	<u>\$526.-</u>	Time Received:	_____

Or # 8735 + 2745

APPLICANT INFORMATION

Name of Applicant: White Dove Properties, LLC

Address of Applicant: 32 Piscataqua Road, Dover, New Hampshire 03820

Telephone # (603) 749-7528

Email Address jwhite0971@yahoo.com

DESCRIPTION OF PROPOSED AMENDMENT

See attached.

AREA REZONING INFORMATION

Assessor's Map and Lot #s of all properties within the area proposed to be rezoned:

Map	Lot(s)
20	33, 34, 35, 35-1, 35-2, 36, 37, 40, 41 & 42

Current Zoning District(s) RMU Size of Area: _____

Existing Use(s) Within Area: Residential

Proposed Zoning District(s) CBD (R) Proposed Use of Area: Residential

ORDINANCE AMENDMENT INFORMATION

Article# _____ Section(s) # _____ Section Title(s) _____

Current Provision(s) Language See attached.

Proposed Provision(s) Language See attached.

In a separate narrative, please describe how your proposed amendment(s) addresses the following elements:

- The purpose and intent of the amendment;
- Consistency with RSA 674:17;
- Consistency with Dover’s Master Plan;
- Consistency with other plans, studies, or technical reports prepared by, or for, the Planning Board and the City;
- Effect on the City’s municipal services and capital facilities as described in the Capital Improvements Program;
- Effect on the natural, environment, and historical resources of the City;
- Effect on neighborhood including the extent to which nonconformities will be created or eliminated; and
- Effect on the City’s economy and fiscal resources.

REQUIRED ATTACHMENTS

Fifteen (15) hard copies and one digital copy of the following:

- This application;
- A properly drafted ordinance containing the amendment in a form meeting the requirements of the City Clerk (please see attached for example);
- A statement of the purposes and intent of the proposed amendment
- For zoning map amendments:
 - A map showing the existing zoning districts of the area to be rezoned and the proposed changes to these districts;
 - The names, addresses, and telephone numbers of those submitting the petition and of any agents or representatives of the same;
 - A list and address labels including the name, address, and tax map number of each property owner of the area proposed for rezoning and each property owner within one hundred (100) feet of the subject area. The list shall be current within ten (10) days of submittal;
 - A non-refundable fee of eight dollars (\$8.00) per property owners and abutter required to be notified included on the lists of properties;
- A non-refundable fee of one hundred fifty dollars (\$150.00) to cover the cost of staff review and processing of the amendment;
- A non-refundable fee of eighty dollars (\$80.00) to cover the cost of the newspaper notice; and
- For district or citywide zoning map amendments, or for zoning ordinance text amendments, please contact the Planning Department for cost of mailing and abutter notice requirements.

SIGNATURE OF APPLICANT(S)

I /We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Applicant:  Date: 1-30-14

Signature of Applicant: _____ Date: _____

ABUTTERS LIST
for
WHITE DOVE PROPERTIES, LLC
Map 20, Lot 41
24 - 26 Hanson Street
Dover, New Hampshire

January 30, 2014

Map/Lot Name/Address

OWNER/APPLICANT/AMENDEE:

Map 20, Lot 41 White Dove Properties, LLC
32 Piscataqua Road
Dover, New Hampshire 03820

AMENDEE:

20-33 Odile B. Moss
20-34 PO Box 1061
Dover, NH 03820

20-35 9 - 11 George Street, LLC
32 Depot Square, Suite 2
Hampton, NH 03842

20-35-1 Joseph T. Rhodes and Jennifer Rhodes
9 George Street
Dover, NH 03820

20-35-2 Paul & Rebecca Summers
3331 US Route 3
Thornton, NH 03285

20-36 Vincent A. Duffy
20-40 PO Box 301
Dover, NH 03820

20-37 STF Development Corp.
242 Central Avenue
Dover, NH 03820

20-42 Robert D. Callan, Jr. and Kelly A. Callan
30B Hanson Street
Dover, NH 03820

ABUTTERS within 100 feet:

20-13 Guard House LLC
670 N. Commercial Street, Suite 303
Manchester, NH 03101

<u>Map/Lot</u>	<u>Name/Address</u>
20-23	John E. Liatsis 271 Nimble Hill Road Newington, NH 03801
20-24	Rob Roy MacGregor and Alice MacGregor 28 Hampton Town Estates Hampton, NH 03842
20-25	William H. Paul, Jr. and Charlene Paul 71 Henry Law Avenue Dover, NH 03820
20-27	David D. Squier 27 George Street Dover, NH 03820
20-28	Michael Fritz 25 George Street Dover, NH 03820
20-30	Michael Fritz 35 Myrica Avenue Rye, NH 03870
20-31	Vincent L. Stripto and Stephen J. Stripto 9 Sonnett Street Dover, NH 03820
20-32	Michael J. Russell and Nancy Doyle 32 ½ Hanson Street Dover, NH 03820
20-38	Patrick J. Kelly 44 Summer Street Dover, NH 03820
20-43	Gerald W. & Elizabeth Small And Scott and Deidre D. Whall 33 Hanson Street Dover, NH 03820
20-43A	Nicole M. Desmarais and Chad E. Desmarais 35 Hanson Street Dover, NH 03820

Map/Lot	Name/Address
20-44	Nancy B. McAtavey, Trustee Nancy B. McAtavey Revocable Trust 7 Hanson Street Dover, NH 03820
20-45	Glenn M. Fernald 27 Hanson Street Dover, NH 03820
20-46	Erik A. Cain and Susan R. Cain 22 Dover Neck Road Dover, NH 03820
20-47	Brian & Kathryn A. LaPierre & Mona and Lew LaPierre-McCutcheon 2795 York Street W. Linn, OR 97068
20-48	Berr- Par Incorporated C/o Garrison City Management 7 Hanson Street Dover, NH 03820
23-24	Siegel Limited Partnership PO Box 5600 Portsmouth, NH 03801
23-25	A L Prime Energy Consultant, Inc. 18 Lark Avenue Saugus, MA 01906
23-26	Robert B. F. Shaw, Jr. 26 Rogers Street Dover, NH 03820
23-27 23-28	Jason L. Baron and Katelyn A. Baron 14 George Street Dover, NH 03820
23-29	Carol Reusswick 26 George Street Dover, NH 03820
23-30	William G. Dubois 30 George Street Dover, NH 03820

Map/Lot Name/Address

Condo Association: Cricket Brook Condominium Association
93 Henry Law Avenue
Dover, NH 03820

Cricket Brook Condominium Association
c/o Shawmut Property Management
Andrew Raynor
200 Merrimack Street
Haverhill, MA 01830

Condominium Owners for Notice by Regular Mail:

20-13-1	Lance Brandt 1 Cricket Brook Condominiums Dover, NH 03820
20-13-2	Edward Hause 93 2 Henry Law Avenue Dover, NH 03820
20-13-3 20-13-8 20-13-10	Baccus Real Estate Holdings, LLC 200 Merrimack Street Haverhill, MA 01830
20-13-4	Theresa Murphy 93 Henry Law Avenue, Unit #4 Dover, NH 03820
20-13-5	Chad Ouellett 93 Henry Law Avenue #5 Dover, NH 03820
20-13-6	Casey Shingleton 19 Cricket Brook Dover, NH 03820
20-13-7	Cynthia C. Lewis 93 Henry Law Avenue, Unit 7 Dover, NH 03820
20-13-9	Adam K. Marcello 93 Henry Law Avenue Unit 9 Dover, NH 03820

<u>Map/Lot</u>	<u>Name/Address</u>
20-13-11	Richard Bombard 10 Drake Drive Greenland, NH 03840
20-13-12	James Murphy 12 Cricket Brook Road Dover, NH 03820
20-13-13	Simeon & Nancy Broughton And Matthew John Broughton 14 Mendum Avenue Kittery, ME 03904
20-13-14	Jennifer M. Gianforte 56 Sandybrook Drive Durham, NH 03824
20-13-15	Nikolai Kozulin 8 New Bellamy Lane Dover, NH 03820
20-13-16	Heather L. Robison 151 Eastwood Drive Portsmouth, NH 03801
20-13-17	Aaron C. Cortina 93 Henry Law Avenue, Unit 17 Dover, NH 03820
20-13-18	Shawn P. Rainsford and Ann M. Rainsford 10 Oak Road Hampton, NH 03842

PROFESSIONALS:

Attorney: Francis X. Bruton, III, Esquire
Bruton & Berube, PLLC
798 Central Avenue
Dover, NH 03820

Engineer/Surveyor: Trittech Engineering Corporation
755 Central Avenue
Dover, New Hampshire 03820

This application for zoning amendment is filed on behalf of White Dove Properties, LLC, the entity who owns the parcel of land identified as City of Dover Tax Map 20, Lot 41. The parcel owned by the Applicant is one of the parcels that would be rezoned and contains approximately 18,084 square feet, with road frontage along Hanson Street. The parcels subject to this request are identified as Map 20, Lot 33; Map 20, Lot 34; Map 20, Lot 35; Map 20, Lot 35-1; Map 20, Lot 35-2; Map 20, Lot 36; Map 20, Lot 37; Map 20, Lot 40; Map 20, Lot 41 and Map 20, Lot 42 (the "Subject Lots").

While a majority of the lots on the easterly side Hanson Street are located in the RM-U Zone, the lots subject to this requested zoning change are all on the westerly side of Hanson Street, including the Applicant's lot, and represent the only lots on the westerly side of Hanson Street that are in the RM-U Zone. The rest of the lots on the westerly side of Hanson Street are in the CBD general zone.

Currently, the boundary of the two zoning districts, as it pertains to the area where the Subject Lots are located, runs from the point where Hanson Street intersects with Henry Law Avenue, then continues along Hanson Street, then along Sonnet Street along the Subject Lots, then along a portion of George Street along the Subject Lots, and finally along the boundary line of the lot identified as Map 20, Lot 37, one of the Subject Lots, and Map 20, Lot 38 before it again continues along Hanson Street. The development contained within in this area, on the westerly side of Hanson Street, is multi-family residential.

Purpose and intent of the Amendment:

The purpose and intent of the amendment is to rezone the Subject Lots from the RM-U Zone to the CBD Residential Zone. It would appear that the Subject Lots were "left-out" of the zone designation when the CBD zone was created. The request would create a more unified zone boundary, and would allow the Subject Lots to be developed in the same context as the other lots along the easterly side of Hanson Street. Although the surrounding CBD Zone is the General Zone, the request is that the Subject Lots be zoned CBD Residential, as the area is entirely residential, not commercial. If the Subject Lots are rezoned to CBD Residential, any development would be in character with the surrounding properties, which is residential.

Consistency with RSA 674:17:

The proposed amendment is consistent with RSA 674:17 as the surrounding area in question is already zoned CBD, which provides for regulations that adequately address the health and general welfare of the residents in the area, especially in light of the context of the surrounding existing residential uses in the area already zoned CBD.

Consistency with Dover's Master Plan:

The 2007 update to the City's Land Use Chapter of its Master Plan is entitled, "It's All about Context." This chapter emphasized the need for new development to be in keeping with

the existing conditions in a neighborhood. Rezoning this area would allow the Subject Lots to be developed in a way that would reflect the existing development.

Consistency with other plans, studies, or technical reports prepared by, or for, the Planning Board and the City:

After discussion with the Planning Department, it is understood that this proposed amendment does not conflict with any other plans, studies or technical reports.

Effect on the City's municipal services and capital facilities as described in the Capital Improvements Program:

It is understood that the Capital Improvements Program does not include any projects within this area of Dover.

Effect on the natural, environment and historical resources of the City;

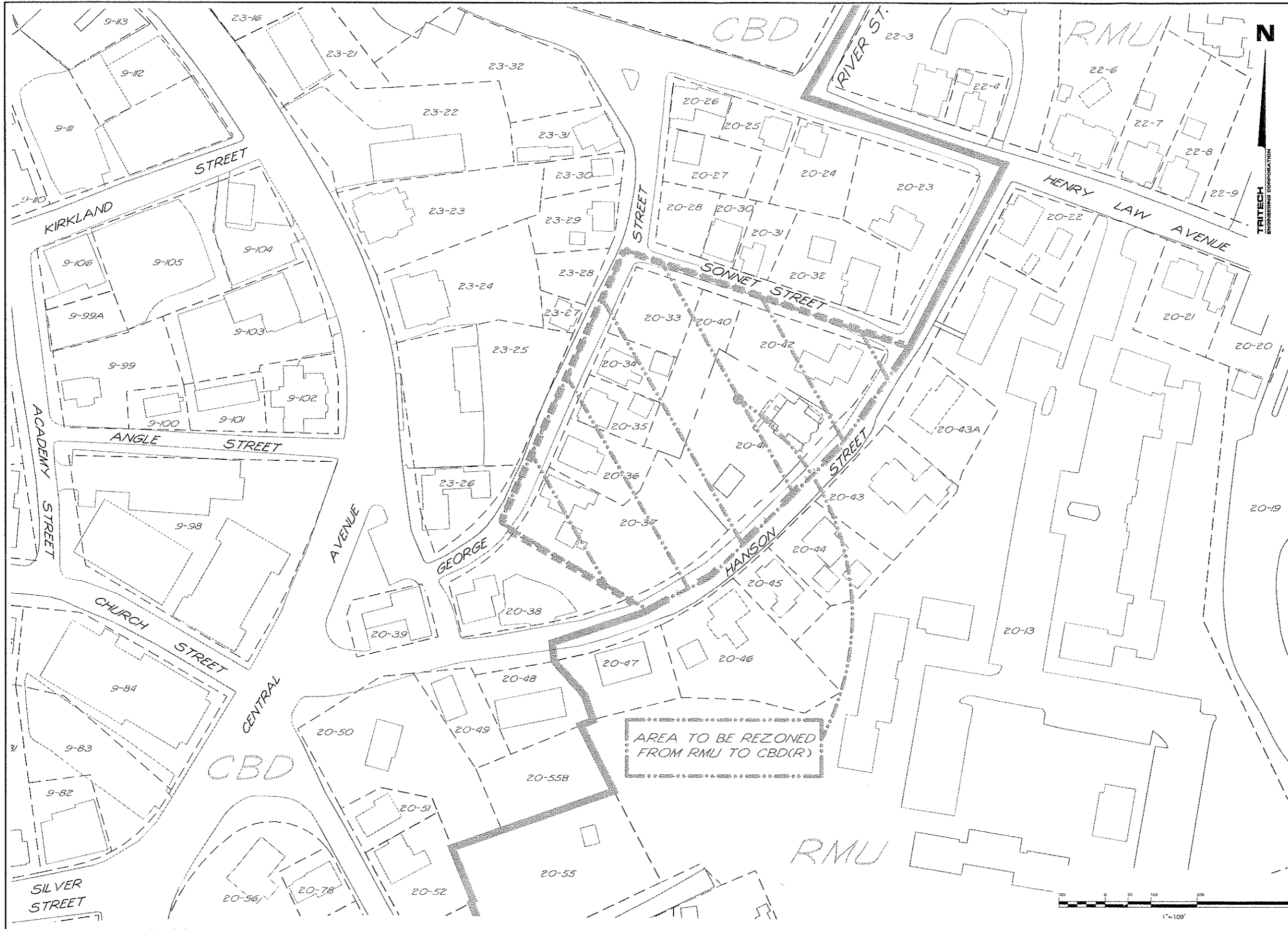
This proposed amendment proposes to allow residential units at a density consistent with the zoning on immediately adjacent properties. The purpose of the CBD Residential zone is to mimic the placement, scale and building materials of the older surrounding homes. By mimicking the existing development, the rezoning of the Subject Lots to CBD Residential would have no adverse effect on the natural, environmental and historic resources of the City.

Effect on neighborhood including the extent to which nonconformities will be created or eliminated:

The rezoning to CBD Residential will not negatively impact the neighborhood, as the existing CBD General Zone already surrounds the Subject Lots. Also, the RM-U zone permits 2 family dwellings, or up to 4 family dwellings by special exception. Lots within the Subject Lots contain (or will contain, as a result of a recently granted variance) more than 4 dwelling units. As such, the Amendment will decrease nonconformities, as the CBD Residential Zone does not limit the number of units.

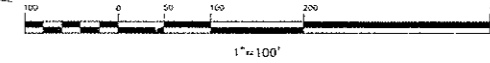
Effect on the City's economy and fiscal resources:

The rezoning relates to a minimal number of lots, and thus it is believed that the rezoning will have no impact upon the City's economy and fiscal resources.

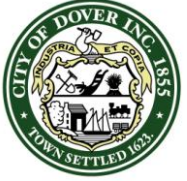


TRITECH ENGINEERING CORPORATION

N



TRITECH ENGINEERING CORPORATION	765 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03828 TELEPHONE 603 742 8707 FAX 603 742 8630
REVISIONS DATE: _____ DESCRIPTION: _____ _____ _____	
ZONING AMENDMENT EXHIBIT PLAN WHITE DOVE PROPERTIES HANSON STREET DOVER, NEW HAMPSHIRE JANUARY 30, 2014 JOB No. 1128 SCALE: 1" = 50'	
SHEET NO. _____	ZAEP



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-06

Application Type: Conditional Use Permit
Applicant: McEaney Survey Associates, Inc.
Owner: Susan McCooey Drady
Location: 9 Wentworth Terrace. (Assessor's Map 8, Lot 34)

INTENT: To obtain a Conditional Use Permit to replace a concrete rubble sea wall with a dry stone retaining wall, within the Conservation District adjacent to the tidal Piscataqua River. The retaining wall is 436 sq. ft. and the area of fill behind the wall is 680 sq. ft.

LOTS/UNITS PROPOSED: A house in Somersworth.

AGENDA ITEM #: 4-F

ACREAGE: 0.28 acres

ZONING DISTRICT: Low Density Residential District - R-20

EXISTING LAND USE: Single family house and garage

PROPOSED LAND USE: Single family house and garage

SURROUNDING LAND USE: Single-family residential

ZBA ACTION: None

ATTACHMENTS: Conditional use plan and application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED:

- NHDES Wetlands Permit
- City of Dover Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant has submitted a set of plans to impact the Conservation District by reconstructing a new retaining wall.

The applicant appeared before the Conservation Commission on February 10, 2014. The Conservation Commission voted to endorse the application with four conditions (see Conservation Commission minutes).

Consistency with Land Use Regulations

The Conservation District ordinance provides for Conditional Use Permits to allow impacts to areas within 100 feet of tidal water bodies if standards related to demonstration of need, avoidance, minimization, and mitigation are met. This proposal is consistent with those standards.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit.
2. The applicant shall revise the plan to add the requirement that material removed from the existing wall be removed off-site.
3. The applicant shall revise the plan to add the requirement that construction will take place from the upland.
4. The applicant shall revise the plan to add a turbidity curtain for erosion and sedimentation control.
5. The applicant shall revise the plan to add a revegetation plan for the base of the wall area.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 16, 2013]

Office Use Only	Project #:	<u>P14-06</u>	Date Received:	<u>FEB 03 2014</u>
	Amount Paid:	<u>\$ 295.-</u>	Time Received:	

CR# 17246

APPLICANT AND OWNER INFORMATION

Name of Applicant: MCENEANEY SURVEY ASSOCIATES Telephone # 603-742-0911

Address of Applicant: 24 CHESTNUT ST DOVER, NH 03820

E-Mail Address: KEVIN@SURVEYNH.COM

Name of Property Owner (if different from applicant): SUSAN DRADY Telephone # 742-5895

Address of Property Owner: 9 WENTWORTH TERRACE DOVER NH 03820

PROPERTY INFORMATION

Assessor's Map # 8 Lot(s) # 34

Zoning District(s) R-20 Overlay District(s) CONSERVATION DISTRICT

Existing Use of Property: RESIDENTIAL

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Conservation District | <input type="checkbox"/> RCM Use Overlay District | <input type="checkbox"/> I-1 District Uses |
| <input type="checkbox"/> Groundwater Protection | <input type="checkbox"/> Off-Street Parking and Loading | |
| <input type="checkbox"/> Wetland Protection District | <input type="checkbox"/> Wetland Protection | |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

REPLACE EXISTING CONCRETE RUBBLE SEA WALL
WITH NEW DRY STONE RETAINING SEA WALL

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status:

NHDES DREDGE & FILL PERMIT

Name of Professional That Prepared Plans: MCNEANEY SURVEY ASSOCIATES

Address 24 CHESTNUT ST DOVER NH Telephone #: 603-742-0911

Professional License #: 6661 LLS E-mail address: KEVIN@SURVEYNH.COM

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

X Signature of Property Owner: _____ Date: _____

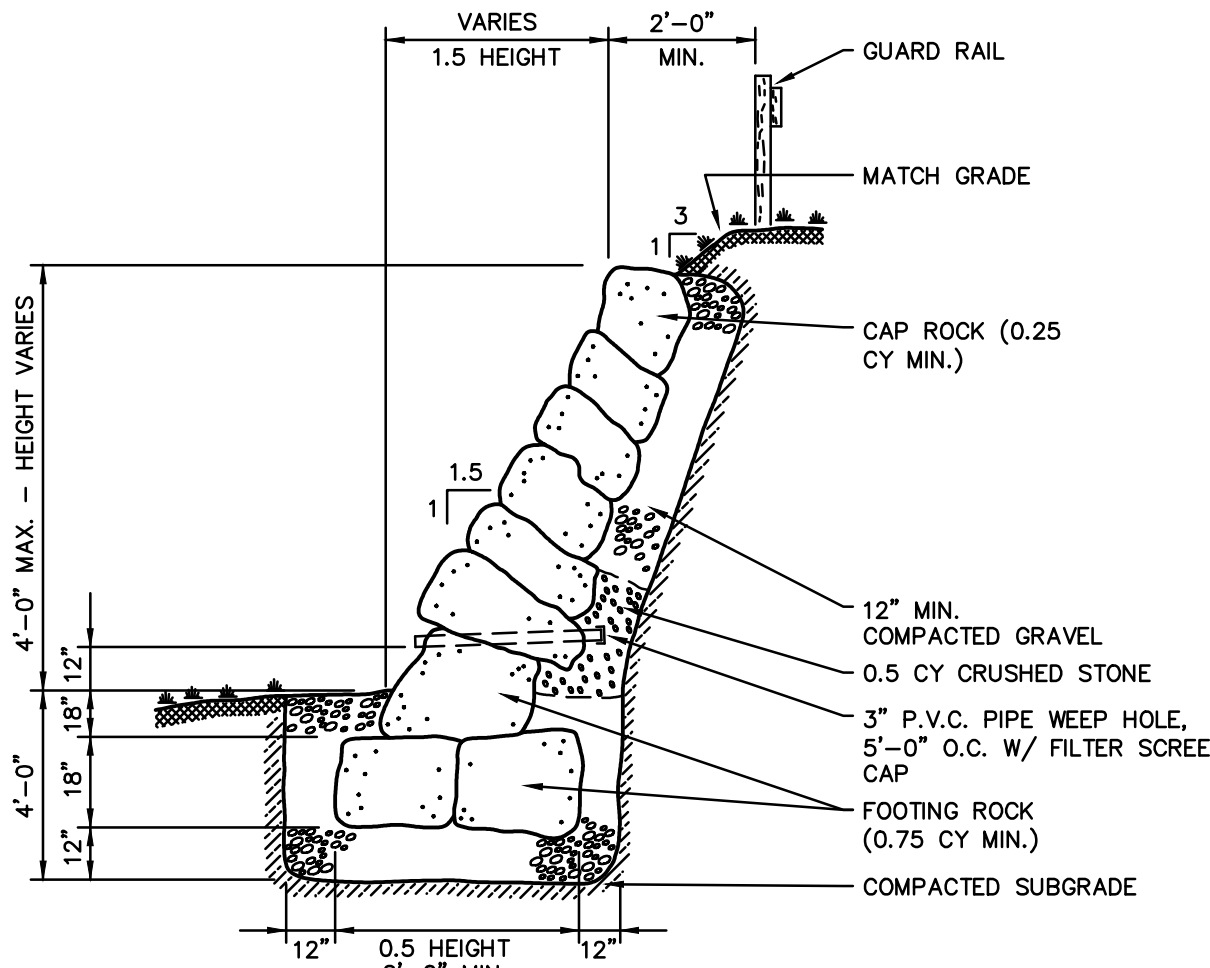
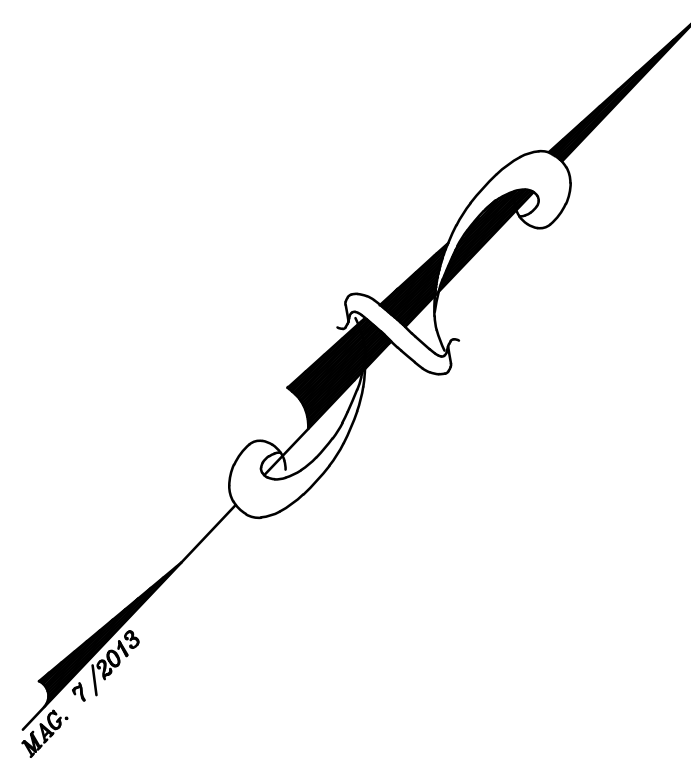
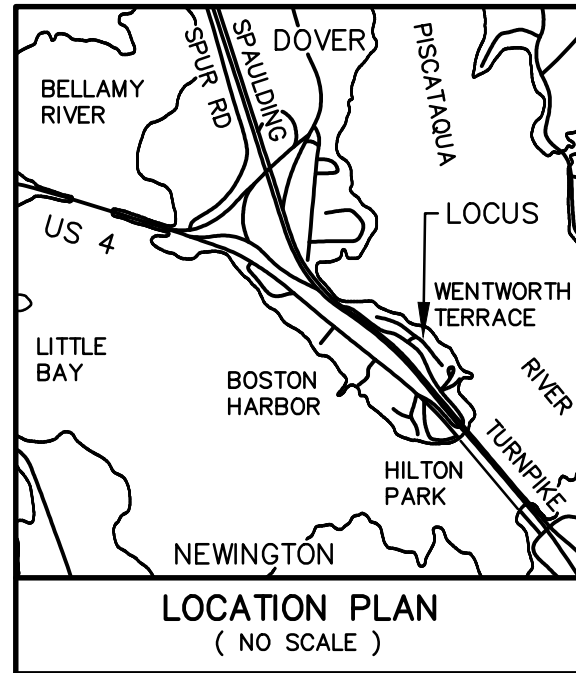
Signature of Applicant (if different from owner): Kevin McNeaney Date: 1/29/14

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

X Signature of Property Owner: _____ Date: _____

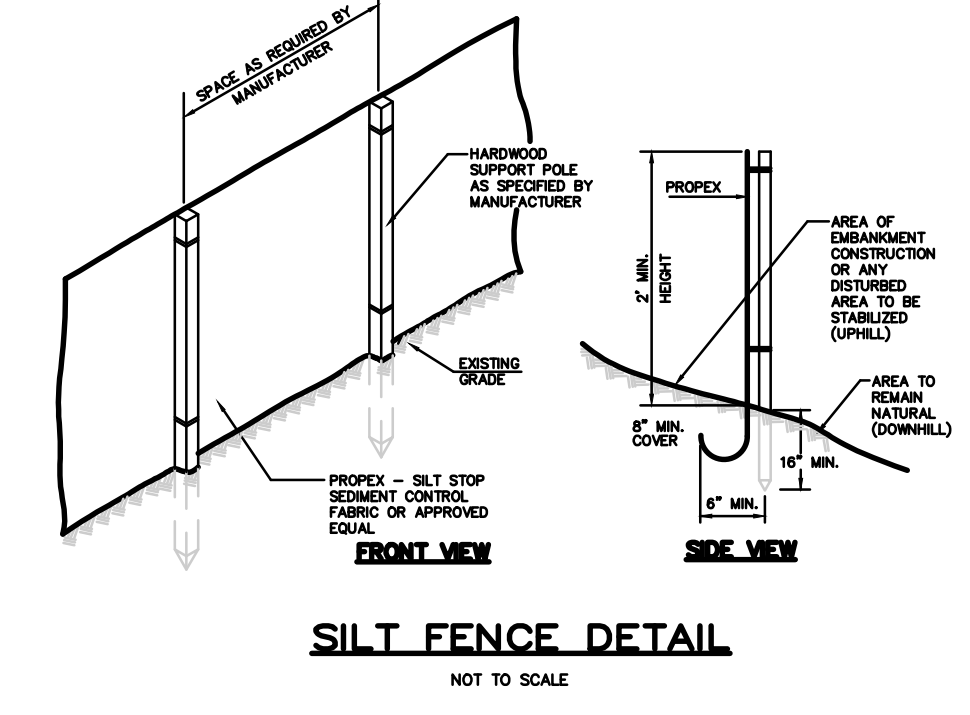


REFERENCE PLANS:

- 1.) NH DOT HIGHWAY PLANS - PROJECT LS 1821 (1); P-2692; SHEET 31; DATED: JUNE 1954; SCALE: 1" = 50'; RECORDED S.C.R.D. PLAN 4, POKET 15, FOLDER 3.
- 2.) NH DOT R.O.W. PLAN OF DOVER LS-1828(13) P-2282-J, BUILT IN 1985; DATED: DECEMBER 7, 1982; ON FILE AT NH DOT DIVISION SIX OFFICE, DURHAM, NEW HAMPSHIRE.
- 3.) PLAN OF LAND PREPARED FOR LOUISE M. KELLEY LIFE ESTATE, TAX MAP 8, LOT No. 46, 31 WENTWORTH TERRACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JULY 10, 2008; BY THIS OFFICE.

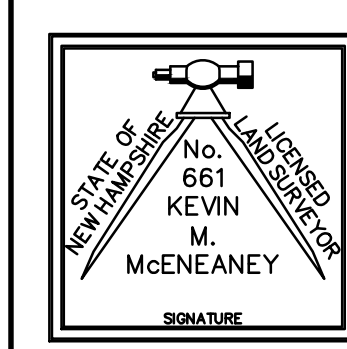
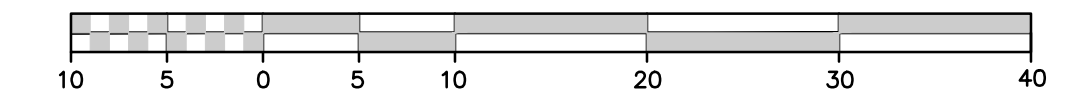
NOTES:

- 1.) OWNERS OF RECORD: SUSAN McCOOEY DRADY
9 WENTWORTH TERRACE
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 1778, PAGE 540
- 2.) 8 / 34 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA = 12,000 S.F.±.
- 4.) THE SUBJECT PARCEL IS LOCATED WITHIN THE R-20 (LOW DENSITY) ZONING DISTRICT.
- 5.) ZONING REQUIREMENTS:
MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM FRONTAGE = 125 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 35 FEET
REAR = 15 FEET
SIDE (ABUT A LOT) = 20 FEET
SIDE (ABUT A STREET) = 35 FEET
MAXIMUM LOT COVERAGE = 30 PERCENT
MAXIMUM BUILDING HEIGHT = 35 FEET
- 6.) THE PARCEL IS SUBJECT TO THE CONDITIONS OF THE CITY OF DOVER CONSERVATION DISTRICT.
- 7.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD (THOSE AREAS ADJACENT TO THE SHORE OF THE PISCATAQUA RIVER, ELEVATIONS NOT DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY 330145, PANEL 0405 SUFFIX D, MAP NUMBER 33017C0405D, EFFECTIVE DATE MAY 17, 2005.
- 8.) THE PARCEL IS SUBJECT TO THE CONDITIONS OF THE STATE OF NEW HAMPSHIRE SHORELAND WATER QUALITY PROTECTION ACT.
- 9.) VERTICAL DATUM IS NGVD 29. CONTOUR INTERVAL IS 1 FOOT.
- 10.) TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE ON JULY 25, 2013.
- 11.) THE INTENT OF THIS PLAN IS TO SHOW A REPLACEMENT DRY STONE RETAINING WALL TO REPLACE AN EXISTING STONE & RUBBLE WALL.



PLAN OF REPLACEMENT RETAINING WALL
PREPARED FOR
SUSAN McCOOEY DRADY
TAX MAP 8, LOT No. 34
9 WENTWORTH TERRACE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

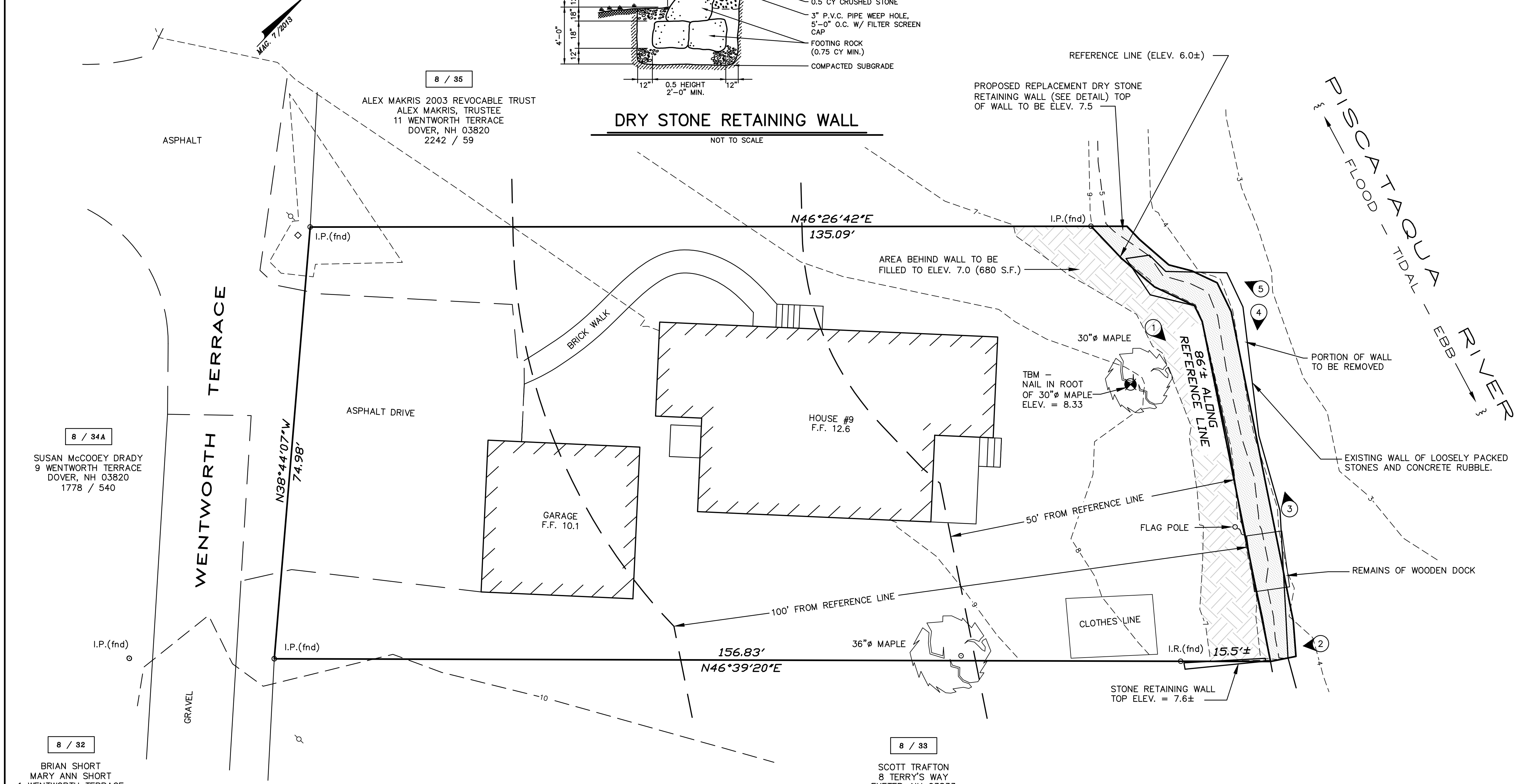
DRAWN BY: *KJF* FILE: VR CP\2032\13-2032.DWG
SCALE: 1" = 10' DATE: JANUARY 28, 2014



McEneaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



AREAS OF FEATURES

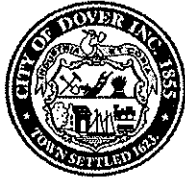
ITEM	PRE 2014		POST 2014	
	S.F.	% OF PARCEL	S.F.	% OF PARCEL
HOUSE (ROOF LINE)	1,889	15.74%	1,889	15.74%
GARAGE (ROOF LINE)	745	6.21%	745	6.21%
BRICK WALK	215	1.79%	215	1.79%
PAVED DRIVE	1,752	14.60%	1,752	14.60%
TOTAL IMPERVIOUS	4,601	38.34%	4,601	38.34%

AREA OF PROPOSED WORK BETWEEN REFERENCE LINE AND ELEVATION 7 = 680 S.F.
AREA WITHIN RIVER:
STONE RUBBLE WALL EXISTING = 466 S.F. PROPOSED = 435 S.F.

LEGEND

- I.R.(fnd) - IRON ROD FOUND
- R.O.W. - RIGHT OF WAY
- UP - UTILITY POLE
- (TYP.) - TYPICAL
- F.F. - FINISH FLOOR
- ELEV. - ELEVATION
- S.F. - SQUARE FEET
- Ac. - ACRE
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- 1 - PHOTO NUMBER & ORIENTATION

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
13-2032	PLAN	13-05	19-21	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Second Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, February 10, 2014
Meeting Time: 5:30 pm

Gasses made a motion to endorse the NHDES Wetlands Permit application and the City of Dover Conditional Use Permit, Perron seconded. Vote: Unanimous

The application was signed by the Chair and returned to the applicant.

- B. NHDES Wetlands Permit and City of Dover Conditional Use Permit for McEneaney Survey Associates, Inc. (Owner: Susan McCooey Drady), Assessor's Map 8, Lot 34, zoned R-20, located at 9 Wentworth Terrace.

Kevin McEneaney and Mark West of West Environmental, Inc. were present to explain the proposal to replace an existing concrete rubble sea wall with a new dry stone retaining sea wall, within the Conservation District adjacent to the tidal Piscataqua River. The proposed retaining wall is 435 sq. ft. and the area of fill behind the wall is 680 sq. ft. The new wall will be more vertical and cover a smaller area.

West: I have talked with Dave Price of DES on this application. We have received positive response from the NH Natural Heritage Bureau.

Perron: How high is the existing wall?

McEneaney: It runs from 4 feet to 6 feet. We will raise it to 7 feet which is the flood elevation in this area.

It will be a very natural stone wall.

Houle: Do you have a plan for restoration at the base of the wall?

West: The tide line comes right up to there. I suppose we could try to revegetate the area or cover it up with seaweed.

Perron: What happens to the existing wall material?

McEneaney: It will be removed off-site.

Bird: Does wetland application say that material will be removed off-site and will all the construction be done from the land side?

West: We can amend the application to specify that.

Houle: What are you doing for erosion control?

West: We could do a turbidity curtain.

Houle: I would like to see a revegetation plan that addresses density of plants.

McEneaney: We will amend the wetlands application and the plan to address these items.

Gagnon confirmed that the project will take a week or week and a half to complete.

Perron made a motion to endorse the NHDES Wetlands Permit application and the City of Dover Conditional Use Permit with the condition that the plan and application be amended to include the requirement that material removed from the existing wall be removed off-site, that construction will take place from the upland, a turbidity curtain will be added for erosion and sedimentation control, and a revegetation plan for the base of the wall area will be added, Quisumbing-King seconded. Vote: Unanimous

- C. NHDES Wetlands Permit and City of Dover Conditional Use Permit for McEneaney Survey Associates, Inc. (Owners: Elbert Kelley Jr., Kevin Kelley, & Jerry Kelley), Assessor's Map 8, Lot 46, zoned R-20, located at 31 Wentworth Terrace.

Kevin McEneaney and Mark West of West Environmental, Inc. were present to explain the proposal to replace an existing stone retaining wall with a new dry stone retaining wall, within the Conservation District adjacent to the tidal Piscataqua River. The proposed retaining wall is 379 sq. ft. and the area of fill behind

February 19, 2014

FOR IMMEDIATE RELEASE:

Contact:

Christopher Parker, Director of Planning and Community Development
603-516-6008



City seeking volunteers for Master Plan update

DOVER, N.H. – Are you wondering how to make a positive contribution to the future of Dover? Here's one way to help:

The Dover Planning Board and the Planning Department are seeking Dover residents interested in volunteering on a new committee assembled to update a chapter of the Dover Master Plan. The Land Use chapter, which was prepared in 2007, needs an update. As part of the process, the Planning Board is creating a steering committee to oversee the work and to ensure ample opportunity for public participation during the process. The steering committee will consist of five to seven members and will work closely with the Planning Department and the planning consultant hired by the City. The goal is to form a steering committee that is diverse in interests and areas of expertise. This process is expected to take approximately six months.

The Master Plan, which is a blueprint for the City's future development and acts as both a reference and policy document, is updated every five to 10 years by the Planning Board. The Master Plan is designed to help a community meet change responsibly, guiding its growth in an orderly manner.

If interested in serving on the steering committee, please contact City Planner Steve Bird at 603-516-6008 or s.bird@dover.nh.gov.

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